

## Kenebrew, Jerice

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**From:** David Abramovitch  
**Sent:** Monday, June 17, 2024 9:31 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Dear councilmembers,

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

Having worked and rented in Pasadena as a graduate student worker and PhD candidate at Caltech, I know firsthand the struggles renters face finding affordable and secure housing. I now serve as an elected bargaining representative for our graduate and postdoc worker union, CGPU-UAW, and cost of living and housing are consistently top priorities, particularly for graduate and postdoc workers with families. Rent is usually the biggest expense, with over 60% of our workers being rent burdened. The protections established by the vote in favor of measure H have helped alleviate some of this burden, and I oppose any changes that would weaken the law or exempt landlords. Such changes would roll back hard won improvements for tenants.

Best,  
David Abramovitch, M.S.  
PhD Candidate in Applied Physics at Caltech  
Bargaining Representative of Caltech Grads and Postdocs United - UAW.

## Kenebrew, Jerice

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**From:** Nadia Suryawinata  
**Sent:** Monday, June 17, 2024 9:27 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting, Item 17

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Dear Pasadena City Council,

I am a tenant and 3-year resident of District 7 as well as working at District 7. 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, and I hope the Council makes the right decision.

Best wishes,  
Nadia Suryawinata

## Kenebrew, Jerice

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**From:** Jomsky, Mark  
**Sent:** Monday, June 17, 2024 9:12 AM  
**To:** Williams, Felicia  
**Cc:** PublicComment-AutoResponse  
**Subject:** RE: June 17, 2024 Council Meeting / Measure H  
**Attachments:** 6.17.24 Board Meeting, Measure H.pdf

Hi Felicia,

Can you send to the correspondence email? I still receive but it gets distributed to the full City Clerk staff for processing and posting.

Regards,

Mark Jomsky  
City Clerk  
City of Pasadena  
(626) 744-4709 (Direct)  
(626) 372-6769 (Cell)

**From:** Williams, Felicia <[fwilliams@cityofpasadena.net](mailto:fwilliams@cityofpasadena.net)>  
**Sent:** Monday, June 17, 2024 9:11 AM  
**To:** Jomsky, Mark <[mjomsky@cityofpasadena.net](mailto:mjomsky@cityofpasadena.net)>  
**Subject:** Fw: June 17, 2024 Council Meeting / Measure H

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
[fwilliams@cityofpasadena.net](mailto:fwilliams@cityofpasadena.net)  
(626) 744-4742




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**From:** Beth Hansen  
**Sent:** Monday, June 17, 2024 8:06 AM  
**To:** Williams, Felicia <[fwilliams@cityofpasadena.net](mailto:fwilliams@cityofpasadena.net)>  
**Subject:** June 17, 2024 Council Meeting / Measure H

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Please see attached letter

## Beth Hansen

June 17, 2024

*sent via email*

City of Pasadena  
100 North Garfield Ave.  
Pasadena, CA. 91101

Attn: Felicia Williams

RE: City Council meeting of Monday, June 17

Subject: Measure H

I, Beth Hansen District 6 Resident, am in support of the proposals for Item #17, specifically the updated code of conduct for Rental Housing Board Members.

However, I request the additional provisions be included for the discussion of revising the City charter.

1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a)
2. Reduce the burden on small building owners by exempting single family homes, condos, co-ops, ADUs, and properties with four or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6)
3. Allow half of the rental registry tax to be passed on to tenants, similar to what other cities do, so that both sides are accountable. This would insure there is no incentive to overcharge, and encourage cost effective management. (Section 1811.l)
4. Fix the unclear enforcement mechanism that criminalizes every minor failure to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)
5. Insure a real “right of fair return” instead of the activists’ complex, unclear and unfair definition. This should be resolved through regulation, NOT through Charter definitions.

Thank you in advance for your consideration.

Yours truly,

Beth Hansen


## Kenebrew, Jerice

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**From:** Sam Ponnada <  
**Sent:** Monday, June 17, 2024 9:07 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Correspondence for June 17, 2024 Meeting Item 17

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Dear Councilmembers,

One of my most proud moments as a Pasadena community member was the passage of Article XVIII of the Pasadena City Charter, an initiative I know through my conversations with over a thousand community members deeply impacts their day-to-day life in a positive manner. As a PhD Candidate at Caltech and elected bargaining representative of our Grad and Postdoc Union, [CGPU-UAW](#), I know firsthand from countless conversations and surveys on campus that many residents who are members of the Caltech + Pasadena community are greatly rent burdened and have had some of this burden alleviated by Measure H.

**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 substantively weaken the tenant protections that we finally enjoy in Pasadena.**

Best,  
Sam Ponnada, M.S.  
PhD Candidate in Astrophysics at Caltech  
Bargaining Representative of Caltech Grads and Postdocs United - UAW

## Kenebrew, Jerice

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**From:** Ashay Patel n>  
**Sent:** Monday, June 17, 2024 9:03 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Re: Correspondence for June 17, 2024 Meeting

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Hi Mark,

Just to clarify, this is for item 17 on today's meeting agenda.

Thanks,  
Ashay

On Sun, Jun 16, 2024 at 10:17 PM Ashay Patel <[ashay.n.patel@gmail.com](mailto:ashay.n.patel@gmail.com)> wrote:  
Dear Councilmembers Hampton and Lyon, and the Pasadena City Council,

I am a tenant and six-year resident of District 1 (I work in District 7), writing in regards to the charter reform process as it pertains to Measure H - Article XVIII of the Charter. Article XVIII is already helping many tenants stay in their homes. It is imperative that the City Council allow the law to run smoothly and without interference from landlord interest groups who were opposed to the measure from the very beginning.

**I am writing in support of the Pasadena City Council putting to a vote of the people exactly those changes recommended by the Rental Housing Board and no others. I oppose changes proposed by landlord lobby groups such as those below:**

In particular, I am opposed to exemptions for landlords based on the number of properties they own. Tenants deserve their housing rights regardless of how many units their landlord owns. It is also difficult to verify exactly how many units a landlord owns, and this kind of exemption opens up difficulty in enforcement, and will ultimately lead to fewer tenants receiving protections voted for by the people of Pasadena.

I am also opposed to any changes to the composition of the Rental Housing Board. The people of Pasadena voted for a board with more tenant members, because landlords and their interest groups already wield a disproportionate amount of financial and political power in this city, This is why it required a ballot initiative and a vote of the people to get rent control in Pasadena.

Finally, I am opposed to passing through the landlord fee to tenants. The fee is a licensing fee and represents a very small cost of doing business for those renting property. Tenants should not be burdened financially further in addition to their rent they pay their landlord for enforcement of this law. The fee allows for a portion of the tenants' rent to be used for administration of this crucial piece of legislation.

I urge you to remember the will of the people who brought this law forth out of nothing. In the last election, pro-rent control candidate Rick Cole won nearly 60% of the vote in District 2, defeating incumbent Felicia Williams who has without fail favored the landlord point of view on rent control.

Thank you, and I hope you make the right choice,  
Ashay Patel [He/Him/His]

--

Ashay Naren Patel ([audio here](#)), [He/Him/His]

California Institute of Technology  
Atomic, Molecular, and Optical Physics  
High Energy Physics



## Kenebrew, Jerice

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**From:** Simon Gibbons -  
**Sent:** Monday, June 17, 2024 8:27 AM  
**To:** Gordo, Victor; Madison, Steve; Hampton, Tyron; Williams, Felicia; Jones, Justin; Masuda, Gene; Rivas, Jessica; Lyon, Jason; PublicComment-AutoResponse  
**Subject:** Council meeting 6/17: in favor of item 17, with additional comments

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Dear City Council members

I'm a resident of District 2, and a housing provider for 24 residents in District 4. I am generally in support of the Rent Board's proposals for agenda Item 17, especially on the new mechanisms for promoting good conduct from rental housing board members.

However, I think that the Rental Board is not delivering on its promises because it lacks broad expertise, and needs some important changes. Please consider the following proposals for inclusion in the ballot later this year, so that Pasadena's residents can vote on how to make our housing and rental systems work better.

1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a)
2. Reduce the burden on small owners by exempting single family homes, condos, co-ops, ADUs, and properties with four or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6)
3. Allow half of the rental registry tax to be passed on to tenants, like other cities such as Oakland and Santa Monica, so that both sides are accountable and involved. This would ensure there is no incentive to inflate the Rent Board's spending, and would encourage cost effective management. (Section 1811.l)
4. Fix the unclear enforcement mechanism that criminalizes every minor failure to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)
5. Ensure a real "right of fair return" instead of the activists' complex, unclear and unfair definition. This should be resolved through regulation, NOT through Charter definitions.

This is an important opportunity to give voters a say in adjusting the Rent Board's trajectory after they've seen it in action for over a year. Please do not give in to activist demands to treat Measure H as a one-time vote that can never be revisited.

Regards,

**Simon Gibbons** (he, him)

Finance Officer

**BT Shepherd LLC**

11111 1111, Suite 111, 1111  
Pasadena CA 91107

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## Kenebrew, Jerice

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**From:** Jomsky, Mark  
**Sent:** Thursday, June 13, 2024 7:37 PM  
**To:** Official Records - City Clerk  
**Subject:** Fwd: Letter for City Council re Rent Control  
**Attachments:** Letter to City Council 2024\_05\_02.pdf

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**From:** Margaret McAustin >  
**Sent:** Thursday, June 13, 2024 4:02:14 PM  
**To:** Jomsky, Mark <mjomsky@cityofpasadena.net>  
**Subject:** Letter for City Council re Rent Control

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Mark,  
I heard you say discussions of the Rent Control Ordinance will be on the next city council agenda. I am attaching a recent letter I sent in on the subject and ask that you re-distribute to the Council for that meeting.  
Thank you,  
Margaret

Pasadena, CA  
May 2, 2024

Mayor, City Council Members and City Manager,

I understand you are considering making some modifications to the current Measure H Rent Control regulations. There are three areas where I think modifications may be in order.

**Exempt duplex and small properties.**

I request you consider exempting duplex properties from the Rent Stabilization Ordinance. In the past properties of one to four units have been exempted from regulations relating to multifamily properties. Even Residential Impact Fees exempt small properties.

The impact of the myriad of regulations and requirements on landlords may be practical for an institutional owner with professional property management to implement, but to individual owners of one-to-four-unit properties, the imposition of Measure H creates an undue burden. Duplexes are essentially two single family homes. Most duplexes are old, many built in the 1920's -1940's and new projects of this size are unlikely to be constructed in the future due to construction costs and land availability.

Duplexes are often located in single family neighborhoods, and add to the character of the neighborhoods and Pasadena as a whole – they should be treated as single family residential. Because of the necessity for new multifamily projects to be as dense as possible, most of the duplexes in Pasadena are more than fifty years old, qualifying them as historic. Keeping these properties as viable rentals adds to the diverse housing stock in Pasadena. Additionally, the costs of maintaining and preserving an historic property goes above and beyond what a typical apartment owner has to pay.

Why are duplex properties being treated differently from single family homes with ADU's? Single family homes are exempt from the Rent Stabilization Ordinance. Treating a second unit on a property (duplex) differently from a single-family homeowner with an ADU is inherently unfair. Both are two units on one lot.

Measure H unduly burdens small property owners. Most duplex properties in Pasadena are not owned by REITs or institutional owners. They are mom and pop properties, and are owner managed. The regulatory burdens of compliance will force sales of properties at depressed prices. Given only two units, the limitations of the Rent Stabilization Ordinance mean capital and utility increased costs cannot be recovered in a timely fashion. Requiring an owner to go through a process which has not yet been developed to recover capital costs is not practical for small owners. It is a disincentive to make capital improvements to a property.

Please consider exempting properties of one to four units from the regulations of Measure H. By doing so you will allow a unique property type to remain viable in Pasadena and contribute to a diverse housing stock, something Pasadena has prided itself on.

**Exempt Section Eight Properties.**

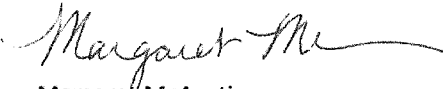
Please consider exempting properties which use Section Eight vouchers from Measure H. There is a robust compliance and regulatory system connected to Section Eight which, I believe addresses many of the problems Measure H was intended to address. The regulatory burden will dissuade property owners from participating in Section Eight.

**Enforce and monitor the composition of the Housing Board.**

The present composition of the Housing Board is unbalanced in favor of renters. For the Board to work responsibly there should be a real balance between Landlords and Tenants. There should be a requirement that other than the seven tenant representatives the remaining four members should own, manage or otherwise represent rental property owners.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Margaret McAustin". The signature is written in black ink and is positioned above the printed name.

Margaret McAustin

## Kenebrew, Jerice

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**From:** Foothill Apartment Association <  
**Sent:** Friday, June 14, 2024 10:15 AM  
**To:** PublicComment-AutoResponse; Jomsky, Mark; Gordo, Victor; Madison, Steve; Hampton, Tyron; Williams, Felicia; Jones, Justin; Masuda, Gene; Rivas, Jessica; Lyon, Jason  
**Subject:** RE: Item 17 Monday City Council Agenda  
**Attachments:** Item 17.pdf

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### **Foothill Apartment Association**

596 N. Lake St. Ste. 204  
Pasadena, CA 91101

June 14, 2024

Pasadena City Council  
100 N. Garfield Avenue Rm S228  
Pasadena, CA 91109

### **RE: Proposed Charter changes for November 2024 Election**

Dear Mayor Gordo and Members of the City Council:

We fear that there may be a number of misperceptions, on the part of the Council, that could result in a substantial unintended change in the residential rental market in Pasadena. We thought these inconsistencies should be brought to your attention, reviewed by the City Attorney, and we urge you to take the action required to bring them into accord with other jurisdictions should our assessment prove correct.

In short, it is our belief that Article XVIII gives the Pasadena Rental Housing Board the power to implement rent control, complete with vacancy control, on all rentals in the city (single family homes, new construction, et al.) should the Justice for Renters Act pass.

It is our understanding that if the Costa Hawkins Act is repealed, every jurisdiction that has rent control would have to implement the changes by *Elected Officials*. And this is where Article XVIII differs.

Currently we have a law that categorizes a significant portion of the rental housing stock as “Partially Exempt,” | in that it is only subject to “Just Cause Eviction Protection.” The definition in 1804 (b) (1) reads:

To the extent required by state law, Rental Units exempt from rent control pursuant to the Costa Hawkins Rental Housing Act (California Civil Code Section 1954.52. et seq.). Where rent restrictions are permitted by state law, the Rental Board may issue rules and regulations to govern the restrictions on Rental Units identified in this paragraph.

This last line gives the PRHB, appointed public servants, the power that is almost always reserved for elected offices, to enact major changes, should state law change.

We urge you to make the proper changes to amend Article XVIII to require a vote of the City Council to enact such a major change to our city’s economic and social fabric.

--

*Regards,  
Leon Khachooni*

**Foothill Apartment Association**

596 N. Lake Ave. suite 204 Pasadena CA 91101

Office (626) 793-5873

Fax (626) 793-1930

**[faaonline.net](http://faaonline.net)**



## **Foothill Apartment Association**

596 N. Lake St. ste. 204  
Pasadena, CA 91101

June 14, 2024

Pasadena City Council  
100 N. Garfield Avenue Rm S228  
Pasadena, CA 91109

### **RE: Proposed Charter changes for November 2024 Election**

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We urge you to make the proper changes to amend Article XVIII to require a vote of the City Council to enact such a major change to our city's economic and social fabric.


## Kenebrew, Jerice

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**From:** cityclerk  
**Sent:** Saturday, June 15, 2024 8:29 AM  
**To:** Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Kenebrew, Jerice; Soo, Christine; Haskett, John  
**Subject:** FW: Please see attached Proposed Charter Amendments for city council presentation June 17  
**Attachments:** PROPOSED CHARTER AMENDMENTS TO MEASURE H.pdf; JOMSKY PASADENA CITY CLERK.pdf

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**From:** Dennis Jebbia >  
**Sent:** Saturday, June 15, 2024 8:26:37 AM (UTC-08:00) Pacific Time (US & Canada)  
**To:** cityclerk <cityclerk@cityofpasadena.net>  
**Subject:** Please see attached Proposed Charter Amendments for city council presentation June 17

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**N** LOREN MICHAEL NAIMAN  
**ATTORNEY AT LAW**

13535 Ventura Blvd  
Suite C-114  
Sherman Oaks, CA. 91423  
Tel: (818) 371-4380  
Fax: (818) 902-1230  
LNAIMAN@PACBELL.NET

June 13, 2024

Mayor Victor M. Gordo  
Pasadena City Council Members  
Pasadena City Hall  
100 North Garfield Ave.  
Pasadena, CA 91101

RE: 2024 Charter Amendments

To the Honorable Mayor, Victor M. Gordo and members of the City Council,

I have been retained by the Pasadena Housing Providers, (PHP), PAC, to represent them in presenting the enclosed, proposed, Charter Amendments. The PHP believes that enactment of the following amendments to Measure H will create a stronger bond between the city, the Pasadena Rental Housing Board, tenants and housing providers in the City of Pasadena.

The PHP believes that when Pasadena voters were presented with Measure H, in November of 2022, it was sold as a simple rent control measure. Most voters never read the comprehensive legislation, and few have been able to identify the implementation and operational problems generated by the 43-page ordinance.

A year and a half later, Pasadena tenants, landlords and constituents are frustrated with the Rental Board's inability to meet implementation deadlines, respond to basic questions about the ordinance and its rules, and create any sort of cordial relationship with landlords.

Measure H was written by "tenant activists" with little or no experience in property ownership, economics, or rental housing operation. Many of the provisions are unclear and difficult to interpret. In addition, the drafters applied controls to rental units which disproportionately impact small "mom and pop" owners and Section 8 housing providers. In its current form, the Measure acts to discourage individuals from entering the Pasadena rental property market altogether.

There are dozens of provisions in Measure H deserving of discussion. The purpose of the attached, proposed amendments is to improve its implementation. Because any changes must be approved by the voters, the Pasadena Housing Providers have limited our suggestion to five modifications that we believe will correct the most serious flaws and facilitate the implementation of a sustainable and accountable rent control program.

Our recommendations are as follows:

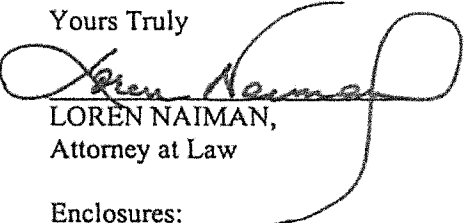
1. Create a more diverse, inclusive and equitable Rental Board by expanding it with the addition of landlords and other Pasadena voters.
2. Exclude from the measure, governmentally subsidized units, (such as Section 8), single family homes; (including condominiums and co-op units), accessory dwelling units and all properties with four or fewer units.
3. Allow for the pass-thru of one half of the housing registration fee/tax to tenants. This shares the payment responsibility for services provided and ensures that spending will be subject to reasonable community oversight and constraints.
4. Modify the penal provisions to provide a more workable enforcement mechanism.
5. Adequately provide for the Constitutionally protected "right of fair return" through the removal of language which is unfair, hard to understand, and which has the potential to breed unnecessary litigation.

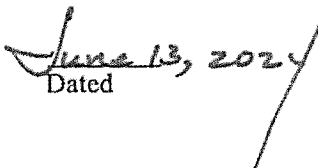
We believe that these changes will bring a balanced and more diversely experienced approach to the board and its decisions; exempt small property owners and Section 8 housing providers from the most onerous provisions of the measure; give tenants and landlords a real financial stake in the actions of the Rental Housing Board; simplify enforcement of the board's regulations and provide for the Constitutionally guaranteed right of fair return.

We hope that the City Council will include these changes in the city charter amendments, to be submitted to the voters this November. We are ready to work with the Council to promote these and other changes to the Charter.

The PAC of the Pasadena Housing Providers has attached proposed, amendments to the ordinance. We believe these changes will advance reasonable regulation of the industry, produce good will in the community and achieve beneficial ordinance revisions. We are happy to discuss these proposals at your convenience.

Yours Truly

  
LOREN NAIMAN,  
Attorney at Law

  
Dated

Enclosures:

## Chapter 1811 (a)

1811 (a) Composition. There shall be in the City of Pasadena an appointed Rental Housing Board comprised of Pasadena residents as set forth in this section. The Rental Board will consist of ~~eleven (11)~~ fifteen (15) members. Seven (7) members must be Tenants, None of whom may have Material Interest in Rental Property at the time of their appointment or at any later time during their service. The City Council shall appoint one Tenant member from each of the seven (7) districts of Pasadena. Seven (7) members must be Landlords of rental properties in Pasadena. The City Council shall appoint one Landlord member from each of the seven (7) districts of Pasadena. The remaining Rental Board member, henceforth referred to as the "at-large" member, shall be appointed by the City Council, and may reside in any district of Pasadena, and shall be neither a Landlord or a Tenant. ~~The remaining four (4) Rental Board members, henceforth referred to as "at-large" members, shall be appointed by the City Council, and may reside in any district of Pasadena, may or may not be Tenants, and may or may not have Material Interest in Rental Property. In addition, the City Council shall appoint two (2) alternate Board members, one of whom will serve as the alternate to the group of seven (7) Tenants, and the other of whom will serve as the alternate to the group of four (4) at-large members. The alternate member for the Tenant group must be a Tenant and must not have Material Interest in Rental Property at the time of their appointment or at any later time during their service. The alternate Tenant Member may reside in any district of Pasadena. The alternate member for the at-large group will be appointed, as with the other at-large members, without restrictions on district of residency within Pasadena, Tenant status, or Material Interest in Rental Property. The alternate Board Members will be permitted to attend all Board meetings, and to speak, but will not be authorized to vote unless a regular member of their corresponding group is absent from that meeting or is disqualified or recused from voting on one or more agenda items, or has resigned or been removed from the Rental Board.~~

If any one of the Tenant Members ~~or the Alternate Tenant Member~~ becomes aware that they have gained Material Interest in Rental Property at any time during their service, they must resign their position on the Rental Board and notify City Council within five (5) business days. If any member resigns or is removed from the Rental Board, this will be considered a vacancy, and the member must be replaced in accordance with the procedure described in Section 1810(j) 1811(k). Anyone nominated to this Rental Board must be in compliance with this Article and all other local, state and federal laws regulating the provision of housing. Annually, the Rental Board shall elect one of its members to serve as chairperson.

***[Note – other adjustments will be needed, including removal of "Alternate Member" from 1811c and other paragraphs]***

## Chapter 1804

1804 a (4) Rental Units which a government unit, agency or authority owns, operates, or manages, or in which government-subsidized Tenants reside, ~~if applicable federal or state law or administrative regulation specifically exempt such units from municipal rent control; and;~~

1804 a (6) Rental Units in Single-Family Homes, Single-Family Condominium, Single Family Unit in a Co-Op, Accessory Dwelling Units, or Multi Family Residential Units constituting four (4) or fewer units on one parcel.

## Chapter 1811 (I)

1811 (I).1.a Pass-Through to Tenants. ~~No portion~~One half of the Rental Housing Fee may be passed through to Tenants in the year for which it is due. The Rental Housing Fee may be claimed as an operating expense for the purpose of a Petition for Individual Rent Adjustment.

***NOTE: Oakland City Code 8.22.500: For rental properties that are covered by the rent adjustment program, a rental property owner may pass through one-half of the fee to a tenant in the year in which it is due, unless the owner does not pay the fee before the date it is deemed late. A rental property owner may not pass through any penalties, delinquent charges, or interest to a tenant.***

***West Hollywood and Santa Monica have similar 50% pass-throughs***

## Chapter 1817 (g) and (h)

1817 (g) Penalties for Violations. In addition to the affirmative defense or any other rights of a tenant under law, a violation of the ~~provisions of this article~~ the Rental Board's properly promulgated regulations shall be punishable as an infraction by way of a fine. The Rental Board may establish, and periodically modify, a schedule of fines for violations of ~~various provisions of this article~~ the properly promulgated regulations as they see fit, provided these amounts are reasonable, and are chosen in accordance with applicable law.

~~1817 (h) Criminal Penalties. Any Landlord that violates this Article shall be guilty of a misdemeanor and shall be punished in accordance with Section 1.24.010 of the Pasadena Municipal Code.~~

\*\*\*\*\*

PROPOSED DRAFT REVISIONS.

Section 1813. - PETITIONS FOR INDIVIDUAL RENT ADJUSTMENT—BASES.

\*\*\*\*\*

(5) Calculation of Net Operating Income.

(A) Net Operating Income. Net operating income shall be calculated by subtracting operating expenses from gross rental income.

(B) Gross Rental Income.

- (i) Gross rental income shall include all rental income of any kind received from a tenant in exchange for occupancy.

\*\*\*\*\*

~~(5) Calculation of Net Operating Income.~~

~~(A) Net Operating Income. Net operating income shall be calculated by subtracting operating expenses from gross rental income.~~

~~(B) Gross Rental Income.~~

- ~~(i) Gross rental income shall include all rental income of any kind received from a tenant in exchange for occupancy.~~

~~(i) Gross rental income shall include:~~

~~(I) Gross rents calculated as gross rental income at one hundred percent occupancy, adjusted for uncollected Rents due to vacancy and bad debts to the extent such vacancies or bad debt are beyond the control of the Landlord. Uncollected Rents in excess of three percent (3%) of gross rent shall be presumed to be unreasonable unless established otherwise by the Landlord and shall not be included in computing gross income.~~

~~(II) All other income or consideration received or receivable in connection with the use or occupancy of the Rental Unit, except as provided in Clause (ii) of this section.~~

~~(ii) Gross rental income shall not include:~~

~~(I) Utility Charges for charges for sub-metered gas, electricity or water.~~

~~(II) Charges for refuse disposal, sewer service, and/or other services which are either provided solely on a cost pass-through basis~~

~~and/or are regulated by state or local law.~~

~~(III) Charges for laundry services.~~

~~(IV) Storage charges.~~

~~(V) Additional rents imposed upon Tenants which are supplementary to the primary Rent, such as "pet rent."~~

(6) Operating Expenses.

(A) Operating expenses shall include all reasonable expenses associated with the operation of the housing unit(s).

~~(6) Operating Expenses.~~

~~(A) Included in Operating Expenses. Operating expenses shall include the following:~~

~~(i) Reasonable costs of operation and maintenance.~~

~~(ii) Management Expenses. It shall be presumed that management expenses have increased by the percentage increase in Rents or the CPI, whichever is greater, between the Base Year and the current year unless the level of management services has either increased or decreased significantly between the Base Year and the current year.~~

~~(iii) Utility Costs. Utility Costs except utility where the consideration of the income associated with the provision of the utility service is regulated by state law and consideration of the costs associated with the provision of the utility service is preempted by state law.~~

~~(iv) Real Property Taxes. Property taxes are an allowable expense, subject to the limitation that property taxes attributable to an assessment in a year other than the Base Year or current year shall not be considered in calculating Base Year and/or current year operating expenses.~~

~~(v) License and registration fees. License and registration fees required by law to the extent these expenses are not otherwise paid or reimbursed by Tenants.~~

~~(vi) Landlord performed labor. Landlord performed labor compensated at reasonable hourly rates. However, no Landlord performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, time, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord shows greater services were performed for the benefit of the residents.~~



~~(vii) Costs of Capital Replacements. Costs of capital replacements plus an interest allowance to cover the amortization of those costs where all of the following conditions are met:~~

~~(I) The costs, less any insurance proceeds or other applicable recovery, are averaged on a per-unit basis for each Rental Unit actually benefited by the improvement.~~

~~(II) The costs are amortized over a period of not less than thirty-six months.~~

~~(III) The costs do not include any additional costs incurred for Property damage or deterioration that result from any unreasonable delay in undertaking or completing any repair or improvement.~~

~~33~~

~~(IV) The costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Pasadena Municipal Code or state law where the original installation of the improvement was not in compliance with code requirements.~~

~~(V) At the end of the amortization period, the allowable monthly Rent is decreased by any amount it was increased because of the application of this provision.~~

~~(VI) The amortization period shall be in conformance with a schedule adopted by the Rental Board unless it is determined that an alternate period is justified based on the evidence presented in the hearing.~~

~~(viii) Legal Expenses. Attorneys' fees and costs incurred in connection with successful good-faith attempts to recover Rents owing, successful good-faith unlawful detainer actions not in derogation of applicable law, and legal expenses necessarily incurred in dealings with respect to the normal operation of the Property. Reasonable fees, expenses, and other costs incurred in the course of successfully pursuing rights under or in relationship to this Chapter and regulations adopted pursuant to this Chapter. Being costs incurred in the course of pursuing successful Petitions. Said expenses shall be amortized over a five-year period, unless the Rental Board concludes that a different period is more reasonable.~~

~~Allowable legal expenses which are of a nature that does not recur annually shall be amortized over a reasonable period of time. At the end of the amortization period, the allowable monthly Rent shall be decreased by any amount it was increased because of the application of this provision.~~

~~(ix) Interest Allowance for Expenses that Are Amortized. An interest allowance shall be allowed on the cost of amortized expenses; the~~

~~allowance shall be the interest rate on the cost of the amortized expense equal to the "average rate" for thirty-year fixed rate on home mortgages plus two percent. The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial submission of the Petition. In the event that this rate is no longer published, the Rental Board shall designate by regulations an index which is most comparable to the PMMS index which shall be used.~~

~~(x) Rental Housing Fee, as defined in Section 181-0(k)(1) 1803(v) and 1811(1)(1).~~

~~(B) Exclusions from Operating Expenses. Operating expenses shall not include the following:~~

~~34~~

~~(i) Mortgage principal or interest payments or other debt service costs.~~

~~(ii) Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law.~~

~~(iii) Land lease expenses.~~

~~(iv) Political contributions.~~

~~(v) Payments to organizations which are substantially devoted to legislative lobbying purposes.~~

~~(vi) Depreciation.~~

~~(vii) Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device.~~

~~(viii) Unreasonable increases in expenses since the Base Year.~~

~~(ix) Expenses associated with the provision of master metered gas and electricity services.~~

~~(x) Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements (e.g., a roof replacement may be a reasonable expense, but if water damage occurred as a result of unreasonable delays in repairing or replacing the roof, it would not be reasonable to pass through the cost of repairing the water damage).~~

~~(C) Adjustments to Operating Expenses. Base Year and/or current operating expenses may be averaged with other expense levels for other years or amortized or adjusted by the CPI or may otherwise be adjusted, in order to establish an~~

~~expense amount for that item which most reasonably serves the objectives of obtaining a reasonable comparison of Base Year and current year expenses. Grounds for such adjustments include, but are not limited to:~~

~~(i) An expense item for a particular year that is not representative.~~

~~(ii) The Base Year expense is not a reasonable projection of average past expenditures for that item in the years immediately preceding or following the Base Year.~~

~~(iii) The current year expense is not a reasonable projection of expenditures for that item in recent years or of future expenditures for that item.~~  
35

~~(iv) A particular expense exceeds the normal industry or other comparable standard for the area, the Landlord shall bear the burden of proving the reasonableness of the expense. To the extent that it is found that the expense is unreasonable it may be adjusted to reflect the normal industry standard.~~

~~(v) A Base Year expense is exceptionally low by industry standards and/or on an inflation adjusted basis is exceptionally low relative to current year expenses although the level or type of service has not changed significantly.~~

~~(vi) An increase in maintenance or management expenses is disproportionate to the percentage increase in the CPI, while the level of services has not changed significantly and/or is not justified by special circumstances.~~

~~(7) Rent Increases for Periods Preceding Date that a Landlord Implemented Rent Increases Pursuant to this Section. In the event that the period for determining the allowable Rent increase pursuant to this section exceeds 120 days, the Landlord may recover increases that would have been permitted if the Rent increase decision had been made within 120 days. The allowance for these increases may be amortized or may be factored into the prospective allowable increase in order to avoid undue hardship on the Tenants.~~

~~(8) (7) Assurance of a Fair Return. It shall be presumed that the MNOI standard provides a fair return. Nothing in this Article shall preclude the Rental Board or Hearing Officer from granting an increase that is necessary in order to meet constitutional fair return requirements.~~

~~(9) (8) Effective Date of Individual Rent Adjustment. Rent increases authorized pursuant to this subsection shall become effective only after the Landlord provides the Tenant written notice of such Rent increase pursuant to state law.~~

.....  
REVISED SECTION WILL READ AS FOLLOWS  
.....

.....  
Section 1813. - PETITIONS FOR INDIVIDUAL RENT ADJUSTMENT  
.....

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~~(9)~~ (8) Effective Date of Individual Rent Adjustment. Rent increases authorized pursuant to this subsection shall become effective only after the Landlord provides the Tenant written notice of such Rent increase pursuant to state law.



PROTECT YOUR PROPERTY RIGHTS!

🌐 [www.PasadenaHousingProviders.com](http://www.PasadenaHousingProviders.com)

✉ [info@PasadenaHousingProviders.com](mailto:info@PasadenaHousingProviders.com)

📍 254 N. Lake Ave., Ste. #851, Pasadena, CA 91101

Paid for by Pasadena Housing Providers  
ID# 1464386

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June 13, 2024

Mr. Mark Jomsky  
City Clerk  
City of Pasadena

[cityclerk@cityofpasadena.net](mailto:cityclerk@cityofpasadena.net)

Re: Proposed charter amendments to Measure H

Dear Mr. Jomsky:

Measure H is a very complicated document. Now that we have had about one year and a half to discover some of the unforeseen difficulties and unintended consequences in implementing the Measure, it is time to make corrections.

The goal is to provide a fair and equitable housing environment for all parties.

With that in mind, we are providing you a courtesy copy of our proposed amendments that we are sending to the city council. You have always been very professional and responded promptly to any of my requests. Thank you.

Very truly yours,

Dennis A. Jebbia  
Pasadena Housing Providers

attachment

## Kenebrew, Jerice

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**From:** Jane Panangaden < >  
**Sent:** Saturday, June 15, 2024 7:48 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Comment on Item 17, 6/17/24

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Dear Councilmembers,

My most proud accomplishment is my contribution to drafting, and passing by citizens' initiative, Article XVIII of Pasadena's City Charter. It is difficult to imagine that a year and a half have gone by since the voters approved Measure H and robust tenant protections finally became the law of the land in Pasadena. It has been so gratifying to meet people all across the city who were able to save some money to spend on food, medical care, or their kids, or who were able to stay in their homes because of our work on this measure in the Pasadena Tenants Union. It has also been a joy to watch the Rental Housing Board form and begin its work with diverse representation from tenants across the city.

As you are aware, the City Council had historically not been a friend of the tenants' rights movement, and repeatedly blocked discussions of rent control before we brought the issue to the voters directly. You can imagine that I am nervous that the council may, therefore, take the opportunity of charter reform to make unnoticed but substantive changes to the rent control provisions and attempt to weaken our newly-won tenant protections. I am particularly wary that Councilmember Williams intends to push for this kind of weakening, as she has a record of opposing rent control and trying to hamstring the rental board. The voters have taken notice of this behavior, and in the most recent election she lost by a 20 point margin to Rick Cole, who is a strong supporter of rent control. However, I am optimistic that in this new era, the rest of the council will instead do the right thing and respect the will of the voters by not proposing substantive changes, carve-outs, or exemptions to Article XVIII.

The Rental Housing Board has done excellent work in reviewing the Article and using their real-world experience during this first year to propose a set of minimal and judicious "clean-up" changes that will clarify language for residents and improve the efficiency of implementation of the law. I strongly support adding these proposed changes onto the charter reform ballot measure.

I especially want to highlight the change to the Ellis Act eviction noticing time. The original amendment that was approved by voters required landlords to give a 180 day notice for evictions pursuant to the Ellis Act (used when landlords are going out of the rental business or demolishing buildings). This was not consistent with the Ellis Act which allows municipalities to require at most 120 days for these evictions. I take responsibility for not catching this mistake during the drafting process. Due to the error, the "180 days" was struck by a judge. I urge you to add back in the maximum allowed 120 days notice period, which will more closely align the law with the version that voters approved. For reference, this is point A.2 in the staff report.

There is a small but vocal fringe group of landlords who have sued the city to try and block Article XVIII from going into effect, and who constantly lobby the rental board to relax its regulations, and who are now pushing for major substantive changes to Article XVIII to appear on this year's ballot. Although they are very loud, I want to make it clear that this handful of people does not represent the majority of Pasadenans and they certainly do not care about the well-being of renters in our city. This group's main concern is maximizing landlord profits.

I will now elaborate on some of the changes they have been speaking about, and detail why these substantive proposals should not be confusingly bundled together with administrative and clarifying changes in order to slip them past voters.

- 1.
- 2.
3. Exempting ADUs and small apartment
4. buildings from rent control.
- 5.

The voters approved a measure that subjects units to rent control to the greatest extent allowed by state and federal law. The language is clear on this point. The reason the voters did this is because they understand through experience that the size of your building or status as an ADU doesn't protect you from having a bad landlord. Bad landlords who give exorbitant rent increases, neglect properties, and have high tenant turnover happen in every kind of building. Some of the most egregious cases we've seen at the tenants union have been tenants living in ADUs who are being harassed by their landlords who live close by and are easily able to surveil them. Tenants in these small buildings don't have neighbors to support them, and actually especially need strong legal protections.

- 2.
- 3.
4. Exempting single-family homes and
5. condos from eviction protections.
- 6.

Every tenant family deserves to be protected from eviction so long as they pay rent and follow the lease. This basic need for shelter outweighs landlords' desire to make even more profits by evicting long-term tenants, converting their buildings to luxury units and doubling the rent. This goes for tenants living in large apartment buildings equally as for tenants in stand-alone houses. Landlords can already evict tenants for no fault of their own if they want to move themselves or their family in.

- 3.
- 4.
5. Changing the composition of the board
6. to include more landlords.
- 7.

The voters found that tenants have been historically underrepresented in the city government and have been excluded from decision-making on issues that directly affect their lives. The voters also found that landlords, who make up a very small proportion of residents, have been overrepresented, and that landlord and realtor lobby groups are active in funding City Council candidates. Additionally, there is an inherent power dynamic between landlords and tenants whereby landlords directly control tenants' access to shelter. Therefore, the voters found that it was appropriate (and I agree) to have a tenant-majority rental board. The California Apartment Association tried to challenge the composition of the rental board in court and failed. The judge concluded there was a rationale to mandate majority tenant representation based on the above argument.

- 4.
- 5.
- 6. Passing through part of the rental
- 7. housing fee to tenants automatically.
- 8.

What these activist-landlords try to obscure is that landlords can already count the rental housing fee towards their operating expenses when calculating whether they are making a fair return. If the landlord ends up not making a fair return because of the rental housing fee, they can petition for an additional rent increase above the standard annual increase. Landlords are aware that the fee is small compared to their revenue and that they are unlikely to be able to give any evidence that it is preventing them from making a fair return on their investment. Therefore, they want to be able to pass it through automatically. This is pure profit-seeking.

- 5.
- 6.
- 7. Weakening enforcement and reducing
- 8. penalties for violating the Article.
- 9.

Tenant protections typically have weak enforcement mechanisms such as small fines. Landlords are used to factoring this into their operating expenses and continuing to violate tenant rights as a matter of course. It is important that we have strong enforcement, possibly even jail time in really egregious cases, for landlords that violently harass tenants. Landlords are upset that they will actually have to follow the law like the rest of us.

- 6.
- 7.
- 8. Changing the fair return standard
- 9. in such a way that landlords can petition for larger one-time rent increases.
- 10.

Certain landlords are upset that the fair return standard is set at less than 100% of CPI. However, what they fail to take into account is that housing costs make up a significant proportion of the basket of goods that is used to compute CPI in the first place. Setting the fair return standard at 100% CPI allows landlords to “double dip” rent increases. If many landlords give large rent increases this increases inflation which in turn increases the threshold for making a fair return, making it more likely that a landlord will ultimately be able to petition for a rent increase in excess of the annual general adjustment, which further drives up rents and continues the cycle. A small group of landlords who are pushing this change are counting on the public and the council to not understand this mathematical point.

**In conclusion, 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 substantively weaken the tenant protections that we finally enjoy in Pasadena.**



Sincerely,  
Jane Panangaden, Ph.D.

## Kenebrew, Jerice

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**From:** Justin Hubbard <justin.hubbard@cityofgainesville.com>  
**Sent:** Sunday, June 16, 2024 11:59 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment for Council Meeting on 6/17/2024  
**Attachments:** Hubbard\_Letter\_to\_PCC\_JUN2024.pdf

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Good afternoon!

My name is Justin Wade Hubbard and I am submitting correspondence in advance of the June 17, 2024 meeting of City Council.

Thank you in advance for including my correspondence.

Warmly,  
Justin

Date: 6/17/2024

To the attention of: Council Persons Tyron Hampton (District 1), Felicia Williams (District 2), Justin Jones (District 3), Gene Masuda (District 4), Jess Rivas (District 5), Steve Madison (District 6), and Jason Lyon (District 7)

Good afternoon, my name is Justin Wade Hubbard and I am a tenant and voter in District 2. I am writing concerning Pasadena Housing Providers PAC's (PHP) proposed changes to Article XVIII, including diluting tenant representation on the Rental Housing Board (RHB), as well as RHB's own recommendations for the ballot measure.

Pasadena is a city of renters. The Southern California Association of Governments estimates that we constitute fifty-seven percent of the city's households. Our needs, then, are the needs of the majority of Pasadena. Fifty-four percent of Pasadena voters chose Measure H in 2022, and a superior court upheld the referendum. Voters and our legal system accept Article XVIII as the law of the land.

RHB's recommendations benefit the majority of Pasadena residents and continue in the spirit of the same law that voters already chose.

PHP's proposals, including diluting tenant representation on the board, defers to the needs of the few — landlords. Its attempt to bypass the will of the majority with a shortcut through city council also sets a regrettable precedent: when landlords or anyone else loses at the ballot box, they can simply buy different results.

Your decisions today concern more than alterations to our chosen rent control law. Your decisions will demonstrate whether you accept the simple arithmetic of majority rule.

I urge you to add RHB's recommendations to the ballot measure and to dismiss PHP's proposals.

Sincerely,  
Justin Wade Hubbard, PhD


## Kenebrew, Jerice

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**From:** Nona Lu < >  
**Sent:** Sunday, June 16, 2024 12:22 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Letter regarding Article XVIII

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Date: 6/16/2024

To the attention of: Council Persons Tyron Hampton (District 1), Felicia Williams (District 2), Justin Jones (District 3), Gene Masuda (District 4), Jess Rivas (District 5), Steve Madison (District 6), and Jason Lyon (District 7)

Good afternoon, my name is Nona Lu and I am a tenant and voter in District 2. I am writing concerning Pasadena Housing Providers PAC's (PHP) proposed changes to Article XVIII, including diluting tenant representation on the Rental Housing Board (RHB), as well as RHB's own recommendations for the ballot measure.

Pasadena is a city of renters. The Southern California Association of Governments estimates that we constitute Fifty-seven percent of the city's households. Our needs, then, are the needs of the majority of Pasadena. Fifty-four percent of Pasadena voters chose Measure H in 2022, and a superior court upheld the referendum. Voters and our legal system accept Article XVIII as the law of the land.

RHB's recommendations benefit the majority of Pasadena residents and continue in the spirit of the same law that voters already chose.

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Your decisions today concern more than alterations to our chosen rent control law. Your decisions will demonstrate whether you accept the simple arithmetic of majority rule.

I urge you to add RHB's recommendations to the ballot measure and to dismiss PHP's proposals.

Sincerely,  
Nona Lu

## Kenebrew, Jerice

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**From:** Steve Goodwin <sgoodwin@pasadenacity.com>  
**Sent:** Sunday, June 16, 2024 12:40 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Comment on Agenda Item #17 for the City Council Meeting on Monday, June 17

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To Pasadena City Council.

As a Pasadena resident for over 20 years, and an apartment tenant positively impacted by the adoption of Article 18 and the implementation of Measure H,  
I support the changes proposed by the Rental Housing Board to Article 18 and oppose the changes proposed by the landlord lobby.  
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.  
Radical landlords who have opposed rent control, those who are trying to sabotage this Article including weighting the composition of the Rental Board in the landlords favor - must be kept in check per the wishes of the Pasadena voters.  
Tenant protections are vital for a strong and stable community.  
Thank You for your support on this.

Steve Goodwin

Pasadena  
CA 91106


## Kenebrew, Jerice

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**From:** Waru Mono ·  
**Sent:** Sunday, June 16, 2024 12:49 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Article 18 reforms Public Comment

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Hi, I want to SUPPORT the changes proposed by the Rental Housing Board and oppose the changes proposed by landlord lobby groups for the following reasons:

- 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.
- 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 radical 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.
- This group, having failed in court, is now trying to rewrite the law that voters approved, likely with the support of Felicia Williams.
- Felicia Williams has a record of trying to sabotage rent control and support these fringe landlords. She is a lame duck council member who lost her election badly to a strong supporter of rent control (Rick Cole). Other council members should take note of how voters respond to council members who try to subvert the will of the people.

In detail, I wish to SUPPORT:

- 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.

And I wish to OPPOSE:

- Changing the composition of the board to have more landlords
  - 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.
  - The tenant-majority board was already upheld by a judge in the court case brought by five anti-rent control landlords
  - Landlords often use the language of “diversity, equity, and inclusion” to justify adding more landlord members. This is a perversion of the concept of DEI which should be focused on the idea of including groups who have been historically and systematically excluded. Landlords have not. In fact the board is already more inclusive than any other Pasadena government body by allowing non-citizens to be members.
  - Other California cities have rental housing boards which also restrict the number of landlord members.
  - 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 you are not part of the community?
  
- Exempting single family homes, ADUs, condos, properties owned by “small landlords” or buildings with a small number of units
  - 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. Recall also that LL’s are already allowed to evict for non-payment of rent and owner move-in among other reasons.
  - 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.
  - 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 they shouldn’t be treated differently under the law.



- 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.
- Allowing for pass-through of part of the rental housing fee to tenants.
  - Landlords can already count the licensing fees towards their operating expenses when they petition for a rent increase on the basis of fair return. Essentially 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.
- Changing enforcement mechanisms
  - 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.
- Changing the fair return standard
  - 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.
  - 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.

Thanks for your time. Ryden Lynn

~Warumono | *he/him/his*

## Kenebrew, Jerice

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**From:** Trystan Lynn  
**Sent:** Sunday, June 16, 2024 12:55 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Rental Housing Board changes

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Hi, I want to SUPPORT the changes proposed by the Rental Housing Board and oppose the changes proposed by landlord lobby groups for the following reasons:

- 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.
- 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 radical 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.
- This group, having failed in court, is now trying to rewrite the law that voters approved, likely with the support of Felicia Williams.
- Felicia Williams has a record of trying to sabotage rent control and support these fringe landlords. She is a lame duck council member who lost her election badly to a strong supporter of rent control (Rick Cole). Other council members should take note of how voters respond to council members who try to subvert the will of the people.

In detail, I wish to SUPPORT:

- Increasing Ellis Act eviction noticing requirements
  - 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.

And I wish to OPPOSE:

- Changing the composition of the board to have more landlords
  - 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.
  - The tenant-majority board was already upheld by a judge in the court case brought by five anti-rent control landlords
  - Landlords often use the language of “diversity, equity, and inclusion” to justify adding more landlord members. This is a perversion of the concept of DEI which should be focused on the idea of including groups who have been historically and systematically excluded. Landlords have not. In fact the board is already more inclusive than any other Pasadena government body by allowing non-citizens to be members.
  - Other California cities have rental housing boards which also restrict the number of landlord members.
  - 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 you are not part of the community?
  
- Exempting single family homes, ADUs, condos, properties owned by “small landlords” or buildings with a small number of units
  - 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. Recall also that LL’s are already allowed to evict for non-payment of rent and owner move-in among other reasons.
  - 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.
  - 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 they shouldn’t be treated differently under the law.
  - 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.
  
- Allowing for pass-through of part of the rental housing fee to tenants.
  - Landlords can already count the licensing fees towards their operating expenses when they petition for a rent increase on the basis of fair return. Essentially 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.

- Changing enforcement mechanisms
  - 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.
  
- Changing the fair return standard
  - 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.
  - 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.

I am a part of the LGBTQIA\* community and other minority groups and being able to live FAIRLY is wildly important to marginalized people. Thanks.

Trystan

## Kenebrew, Jerice

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**From:** Denise Aronow  
**Sent:** Sunday, June 16, 2024 1:52 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Comments for City Council Re: Upcoming Mtg. 6/17

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Dear Councilmembers,

Regarding various charter reform provisions you are putting on the ballot in November, I urge you to support the changes to Article 18 (rent control and eviction protections, added by measure H) proposed by the Rent Board. The changes presented by the board are minimal and focused mainly around cleaning up and clarifying some language. Landlords can be expected to push for substantive changes that would exempt landlords and weaken the law.

Article 18 was approved by a strong majority of the voters less than two years ago. It would be anti-democratic to slip substantive changes to the provisions inside a more general charter reform process that voters are not expecting. Only minor changes that align with the mission of Article 18, which is to protect renters from displacement and stabilize communities, repair language, or which streamline administrative processes should be considered.

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 therefore before the rent board had the chance to form, clearly have an agenda which opposes the aims of the voters. Any claims they may have toward fairness are insincere and not to be considered.

**Please support increasing Ellis Act eviction noticing requirements.** The language approved by the voters required an 180-day notice period for Ellis Act evictions. Subsequently, the noticing period has defaulted to 60 days. The period needs to be increased to align with what the voters approved.

**Please oppose changing the composition of the board to have more landlords.** The rental board is a 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. The tenant-majority board was already upheld by a judge in the court case brought by five anti-rent control landlords. Additionally, any landlords on the board should be required to both reside in Pasadena and own rental property in Pasadena. Any language regarding "diversity and inclusion" to justify adding more landlord members should apply to landlords who reside, own rental property, and vote here.

**Please oppose exempting single family homes, ADUs, condos, properties owned by "small landlords", or buildings with a small number of units.** All tenants who live here deserve to be protected.

**Please oppose allowing for pass-through of part of the rental housing fee to tenants.** Landlords can already count the licensing fees toward their operating expenses when they petition for a rent increase on the basis of fair return. Landlords wish to pass on the expense without having to prove it is affecting their return.

**Please oppose changing enforcement mechanisms.**

**Please oppose changing the fair return standard** which would increase inflation and enable landlords to "double dip" as the increased rent compounds at each subsequent rent increase.

Respectfully,

Denise J. Aronow

## Kenebrew, Jerice

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**From:**  
**Sent:** Sunday, June 16, 2024 8:17 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public comment on Agenda Item #17

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### **NOTE: I WOULD LIKE TO REMAIN ANONYMOUS IN CASE OF RETRIBUTION OR REPRISAL**

Hello,

My family and I have been residents of Pasadena for upward of twenty-four years; in all my life, I have never felt more at home than I was in this city. I love the culture, community, and sense of belonging the town has provided me all my life. However, it hasn't always been like this. Around 2016, our landlord told us she would raise the rent by 300 percent and gave us a week to pack up. My mother and I had to pack 16 years' worth of belongings in a week. My mother, always a believer in the authority of landlords, knew that we deserved what we had coming. To her, landlords were precisely that: lords, and we should be grateful we were given a place to stay.

Fast forward to today, and now the little protections we fought so hard to implement are under siege, from changing enforcement mechanisms and the fair return standard to stacking the deck against tenants by adding more lords to the board. These are just a few instances in which the landlords of my 2016s and their beliefs are alive and well, ever looking for a weakness to exploit and a moment to take advantage of.

We, the tenants, are finally given some sense of equality to those lords, and while, yes, we are grateful for the opportunity, that doesn't mean we can be taken advantage of by twisting those protections or looking for loopholes in the law, for without tenants, there would not be that culture, community, and sense of belonging that makes Pasadena, rather, it would be vacant buildings and reminders of what could have been. I don't want that to happen, not just for my sake but for my mother's and hopefully her grandchildren. I love Pasadena, and how it's not only a wonderful place to live but a place that raises the standard of living by protecting those who made it great in the first place.


Thank you.

## Kenebrew, Jerice

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**From:** Sandra Rhoten  
**Sent:** Sunday, June 16, 2024 9:10 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Comment for Agenda Item 17 (Changes to Article 18)

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Dear Pasadena City Council,

The following is my comment for agenda Item 17 at the Pasadena City Council meeting on June 17, 2024.

My name is Sandra Rhoten, and I am a resident of Pasadena in District 7. I encourage the Pasadena City Council to support only the changes to Article 18 recommended by the Rental Housing Board and to oppose any substantive changes that would weaken the law.

The Pasadena City Council should only put minor changes on the ballot that align with the mission of Article 18, which repair language that was struck by a judge, or which streamline administrative processes. The mission of Article 18 is to protect renters from displacement and to stabilize communities.

Thank you.

Sincerely,  
Sandra Rhoten



## Kenebrew, Jerice

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**From:** Bin Lee <[binlee@pasadenacalifornia.gov](mailto:binlee@pasadenacalifornia.gov)>  
**Sent:** Sunday, June 16, 2024 9:23 PM  
**To:** PublicComment-AutoResponse  
**Subject:** June 17 City Council Meeting Agenda item 17 Public Comment

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Dear Mayor and city council,

As resident and homeowner in District 1, and someone who voted enthusiastically for Measure H, I SUPPORT the proposed changes by the Rental Housing Board.

Specifically, going the maximum allowed by the Ellis Act of 180 days notification, which was what I voted for.

These changes are minor clarifying edits that will maintain the voters' desire to protect tenants in Pasadena. Please listen to the Rental Housing Board, who are looking out for our neighbors and our community.

Thanks for your time,

--


Bin Lee

## Kenebrew, Jerice

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**From:** Loren Naiman  
**Sent:** Sunday, June 16, 2024 9:40 PM  
**To:** PublicComment-AutoResponse; cityclerk  
**Cc:** Gordo, Victor; Madison, Steve; Hampton, Tyron; Williams, Felicia; Jones, Justin; Masuda, Gene; Rivas, Jessica; Lyon, Jason  
**Subject:** MATERIALS TO BE SUBMITTED WITH ITEM 17 (MEETING 4/17/24)  
**Attachments:** MATERIALS TO BE SUBMITTED WITH ITEM 17 (MEETING 4/17/24)

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**N** LOREN MICHAEL NAIMAN  
**ATTORNEY AT LAW**

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Suite C-114  
Sherman Oaks, CA. 91423  
Tel: (818) 371-4380  
Fax: (818) 902-1230  
L.NAIMAN@PACBELL.NET

June 13, 2024

Mayor Victor M. Gordo  
Pasadena City Council Members  
Pasadena City Hall  
100 North Garfield Ave.  
Pasadena, CA 91101

RE: 2024 Charter Amendments

To the Honorable Mayor, Victor M. Gordo and members of the City Council,

I have been retained by the Pasadena Housing Providers, (PHP), PAC, to represent them in presenting the enclosed, proposed, Charter Amendments. The PHP believes that enactment of the following amendments to Measure H will create a stronger bond between the city, the Pasadena Rental Housing Board, tenants and housing providers in the City of Pasadena.

The PHP believes that when Pasadena voters were presented with Measure H, in November of 2022, it was sold as a simple rent control measure. Most voters never read the comprehensive legislation, and few have been able to identify the implementation and operational problems generated by the 43-page ordinance.

A year and a half later, Pasadena tenants, landlords and constituents are frustrated with the Rental Board's inability to meet implementation deadlines, respond to basic questions about the ordinance and its rules, and create any sort of cordial relationship with landlords.

Measure H was written by "tenant activists" with little or no experience in property ownership, economics, or rental housing operation. Many of the provisions are unclear and difficult to interpret. In addition, the drafters applied controls to rental units which disproportionately impact small "mom and pop" owners and Section 8 housing providers. In its current form, the Measure acts to discourage individuals from entering the Pasadena rental property market altogether.

There are dozens of provisions in Measure H deserving of discussion. The purpose of the attached, proposed amendments is to improve its implementation. Because any changes must be approved by the voters, the Pasadena Housing Providers have limited our suggestion to five modifications that we believe will correct the most serious flaws and facilitate the implementation of a sustainable and accountable rent control program.

Our recommendations are as follows:

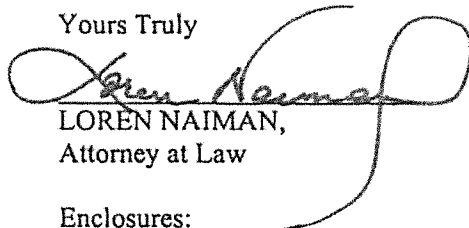
1. Create a more diverse, inclusive and equitable Rental Board by expanding it with the addition of landlords and other Pasadena voters.
2. Exclude from the measure, governmentally subsidized units, (such as Section 8), single family homes; (including condominiums and co-op units), accessory dwelling units and all properties with four or fewer units.
3. Allow for the pass-thru of one half of the housing registration fee/tax to tenants. This shares the payment responsibility for services provided and ensures that spending will be subject to reasonable community oversight and constraints.
4. Modify the penal provisions to provide a more workable enforcement mechanism.
5. Adequately provide for the Constitutionally protected "right of fair return" through the removal of language which is unfair, hard to understand, and which has the potential to breed unnecessary litigation.

We believe that these changes will bring a balanced and more diversely experienced approach to the board and its decisions; exempt small property owners and Section 8 housing providers from the most onerous provisions of the measure; give tenants and landlords a real financial stake in the actions of the Rental Housing Board; simplify enforcement of the board's regulations and provide for the Constitutionally guaranteed right of fair return.

We hope that the City Council will include these changes in the city charter amendments, to be submitted to the voters this November. We are ready to work with the Council to promote these and other changes to the Charter.

The PAC of the Pasadena Housing Providers has attached proposed, amendments to the ordinance. We believe these changes will advance reasonable regulation of the industry, produce good will in the community and achieve beneficial ordinance revisions. We are happy to discuss these proposals at your convenience.

Yours Truly



LOREN NAIMAN,  
Attorney at Law

June 13, 2024  
Dated

Enclosures:

## Chapter 1811 (a)

1811 (a) Composition. There shall be in the City of Pasadena an appointed Rental Housing Board comprised of Pasadena residents as set forth in this section. The Rental Board will consist of ~~eleven (11)~~ fifteen (15) members. Seven (7) members must be Tenants, None of whom may have Material Interest in Rental Property at the time of their appointment or at any later time during their service. The City Council shall appoint one Tenant member from each of the seven (7) districts of Pasadena. Seven (7) members must be Landlords of rental properties in Pasadena. The City Council shall appoint one Landlord member from each of the seven (7) districts of Pasadena. The remaining Rental Board member, henceforth referred to as the "at-large" member, shall be appointed by the City Council, and may reside in any district of Pasadena, and shall be neither a Landlord or a Tenant. ~~The remaining four (4) Rental Board members, henceforth referred to as "at-large" members, shall be appointed by the City Council, and may reside in any district of Pasadena, may or may not be Tenants, and may or may not have Material Interest in Rental Property. In addition, the City Council shall appoint two (2) alternate Board members, one of whom will serve as the alternate to the group of seven (7) Tenants, and the other of whom will serve as the alternate to the group of four (4) at-large members. The alternate member for the Tenant group must be a Tenant and must not have Material Interest in Rental Property at the time of their appointment or at any later time during their service. The alternate Tenant Member may reside in any district of Pasadena. The alternate member for the at-large group will be appointed, as with the other at-large members, without restrictions on district of residency within Pasadena, Tenant status, or Material Interest in Rental Property. The alternate Board Members will be permitted to attend all Board meetings, and to speak, but will not be authorized to vote unless a regular member of their corresponding group is absent from that meeting or is disqualified or recused from voting on one or more agenda items, or has resigned or been removed from the Rental Board.~~

If any one of the Tenant Members ~~or the Alternate Tenant Member~~ becomes aware that they have gained Material Interest in Rental Property at any time during their service, they must resign their position on the Rental Board and notify City Council within five (5) business days. If any member resigns or is removed from the Rental Board, this will be considered a vacancy, and the member must be replaced in accordance with the procedure described in Section 1810(j) 1811(k). Anyone nominated to this Rental Board must be in compliance with this Article and all other local, state and federal laws regulating the provision of housing. Annually, the Rental Board shall elect one of its members to serve as chairperson.

***[Note – other adjustments will be needed, including removal of "Alternate Member" from 1811c and other paragraphs]***

**Chapter 1804**

1804 a (4) Rental Units which a government unit, agency or authority owns, operates, or manages, or in which government-subsidized Tenants reside, ~~if applicable federal or state law or administrative regulation specifically exempt such units from municipal rent control; and;~~

1804 a (6) Rental Units in Single-Family Homes, Single-Family Condominium, Single Family Unit in a Co-Op, Accessory Dwelling Units, or Multi Family Residential Units constituting four (4) or fewer units on one parcel.

## Chapter 1811 (I)

1811 (I).1.a Pass-Through to Tenants. ~~No portion~~ One half of the Rental Housing Fee may be passed through to Tenants in the year for which it is due. The Rental Housing Fee may be claimed as an operating expense for the purpose of a Petition for Individual Rent Adjustment.

***NOTE: Oakland City Code 8.22.500: For rental properties that are covered by the rent adjustment program, a rental property owner may pass through one-half of the fee to a tenant in the year in which it is due, unless the owner does not pay the fee before the date it is deemed late. A rental property owner may not pass through any penalties, delinquent charges, or interest to a tenant.***

***West Hollywood and Santa Monica have similar 50% pass-throughs***

## Chapter 1817 (g) and (h)

1817 (g) Penalties for Violations. In addition to the affirmative defense or any other rights of a tenant under law, a violation of the ~~provisions of this article~~ the Rental Board's properly promulgated regulations shall be punishable as an infraction by way of a fine. The Rental Board may establish, and periodically modify, a schedule of fines for violations of ~~various provisions of this article~~ the properly promulgated regulations as they see fit, provided these amounts are reasonable, and are chosen in accordance with applicable law.

~~1817 (h) Criminal Penalties. Any Landlord that violates this Article shall be guilty of a misdemeanor and shall be punished in accordance with Section 1.24.010 of the Pasadena Municipal Code.~~



\*\*\*\*\*

PROPOSED DRAFT REVISIONS.

Section 1813. - PETITIONS FOR INDIVIDUAL RENT ADJUSTMENT—BASES.

\*\*\*\*\*

(5) Calculation of Net Operating Income.

(A) Net Operating Income. Net operating income shall be calculated by subtracting operating expenses from gross rental income.

(B) Gross Rental Income.

- (i) Gross rental income shall include all rental income of any kind received from a tenant in exchange for occupancy.

\*\*\*\*\*

~~(5) Calculation of Net Operating Income.~~

~~(A) Net Operating Income. Net operating income shall be calculated by subtracting operating expenses from gross rental income.~~

~~(B) Gross Rental Income.~~

- ~~(i) Gross rental income shall include all rental income of any kind received from a tenant in exchange for occupancy.~~

~~(i) Gross rental income shall include:~~

~~(I) Gross rents calculated as gross rental income at one hundred percent occupancy, adjusted for uncollected Rents due to vacancy and bad debts to the extent such vacancies or bad debt are beyond the control of the Landlord. Uncollected Rents in excess of three percent (3%) of gross rent shall be presumed to be unreasonable unless established otherwise by the Landlord and shall not be included in computing gross income.~~

~~(II) All other income or consideration received or receivable in connection with the use or occupancy of the Rental Unit, except as provided in Clause (ii) of this section.~~

~~(ii) Gross rental income shall not include:~~

~~(I) Utility Charges for charges for sub-metered gas, electricity or water.~~

~~(II) Charges for refuse disposal, sewer service, and/or other services which are either provided solely on a cost pass-through basis~~

~~and/or are regulated by state or local law.~~

~~(III) Charges for laundry services.~~

~~(IV) Storage charges.~~

~~(V) Additional rents imposed upon Tenants which are supplementary to the primary Rent, such as "pot rent."~~

(6) Operating Expenses.

(A) Operating expenses shall include all reasonable expenses associated with the operation of the housing unit(s).

~~(6) Operating Expenses:~~

~~(A) Included in Operating Expenses: Operating expenses shall include the following:~~

~~(i) Reasonable costs of operation and maintenance.~~

~~(ii) Management Expenses. It shall be presumed that management expenses have increased by the percentage increase in Rents or the CPI, whichever is greater, between the Base Year and the current year unless the level of management services has either increased or decreased significantly between the Base Year and the current year.~~

~~(iii) Utility Costs. Utility Costs except utility where the consideration of the income associated with the provision of the utility service is regulated by state law and consideration of the costs associated with the provision of the utility service is preempted by state law.~~

~~(iv) Real Property Taxes. Property taxes are an allowable expense, subject to the limitation that property taxes attributable to an assessment in a year other than the Base Year or current year shall not be considered in calculating Base Year and/or current year operating expenses.~~

~~(v) License and registration fees. License and registration fees required by law to the extent these expenses are not otherwise paid or reimbursed by Tenants.~~

~~(vi) Landlord performed labor. Landlord performed labor compensated at reasonable hourly rates. However, no Landlord performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, time, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord shows greater services were performed for the benefit of the residents.~~

~~(vii) Costs of Capital Replacements. Costs of capital replacements plus an interest allowance to cover the amortization of those costs where all of the following conditions are met:~~

~~(I) The costs, less any insurance proceeds or other applicable recovery, are averaged on a per-unit basis for each Rental Unit actually benefited by the improvement.~~

~~(II) The costs are amortized over a period of not less than thirty-six months.~~

~~(III) The costs do not include any additional costs incurred for Property damage or deterioration that result from any unreasonable delay in undertaking or completing any repair or improvement.~~

~~23~~

~~(IV) The costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Pasadena Municipal Code or state law where the original installation of the improvement was not in compliance with code requirements.~~

~~(V) At the end of the amortization period, the allowable monthly Rent is decreased by any amount it was increased because of the application of this provision.~~

~~(VI) The amortization period shall be in conformance with a schedule adopted by the Rental Board unless it is determined that an alternate period is justified based on the evidence presented in the hearing.~~

~~(viii) Legal Expenses. Attorneys' fees and costs incurred in connection with successful good faith attempts to recover Rents owing, successful good faith unlawful detainer actions not in derogation of applicable law, and legal expenses necessarily incurred in dealings with respect to the normal operation of the Property. Reasonable fees, expenses, and other costs incurred in the course of successfully pursuing rights under or in relationship to this Chapter and regulations adopted pursuant to this Chapter. Being costs incurred in the course of pursuing successful Petitions. Said expenses shall be amortized over a five-year period, unless the Rental Board concludes that a different period is more reasonable.~~

~~Allowable legal expenses which are of a nature that does not recur annually shall be amortized over a reasonable period of time. At the end of the amortization period, the allowable monthly Rent shall be decreased by any amount it was increased because of the application of this provision.~~

~~(ix) Interest Allowance for Expenses that Are Amortized. An interest allowance shall be allowed on the cost of amortized expenses; the~~

~~allowance shall be the interest rate on the cost of the amortized expense equal to the "average rate" for thirty-year fixed rate on home mortgages plus two percent. The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial submission of the Petition. In the event that this rate is no longer published, the Rental Board shall designate by regulations an index which is most comparable to the PMMS index which shall be used.~~

~~(x) Rental Housing Fee, as defined in Section 181-0(k)(1) 1803(v) and 1811(1)(i).~~

~~(B) Exclusions from Operating Expenses. Operating expenses shall not include the following:~~

~~34~~

~~(i) Mortgage principal or interest payments or other debt service costs.~~

~~(ii) Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law.~~

~~(iii) Land lease expenses.~~

~~(iv) Political contributions.~~

~~(v) Payments to organizations which are substantially devoted to legislative lobbying purposes.~~

~~(vi) Depreciation.~~

~~(vii) Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device.~~

~~(viii) Unreasonable increases in expenses since the Base Year.~~

~~(ix) Expenses associated with the provision of master-metered gas and electricity services.~~

~~(x) Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements (e.g., a roof replacement may be a reasonable expense, but if water damage occurred as a result of unreasonable delays in repairing or replacing the roof, it would not be reasonable to pass through the cost of repairing the water damage).~~

~~(C) Adjustments to Operating Expenses. Base Year and/or current operating expenses may be averaged with other expense levels for other years or amortized or adjusted by the CPI or may otherwise be adjusted, in order to establish an~~

~~expense amount for that item which most reasonably serves the objectives of obtaining a reasonable comparison of Base Year and current year expenses. Grounds for such adjustments include, but are not limited to:~~

~~(i) An expense item for a particular year that is not representative;~~

~~(ii) The Base Year expense is not a reasonable projection of average past expenditures for that item in the years immediately preceding or following the Base Year;~~

~~(iii) The current year expense is not a reasonable projection of expenditures for that item in recent years or of future expenditures for that item;~~

~~35~~

~~(iv) A particular expense exceeds the normal industry or other comparable standard for the area, the Landlord shall bear the burden of proving the reasonableness of the expense. To the extent that it is found that the expense is unreasonable it may be adjusted to reflect the normal industry standard;~~

~~(v) A Base Year expense is exceptionally low by industry standards and/or on an inflation adjusted basis is exceptionally low relative to current year expenses although the level or type of service has not changed significantly;~~

~~(vi) An increase in maintenance or management expenses is disproportionate to the percentage increase in the CPI, while the level of services has not changed significantly and/or is not justified by special circumstances;~~

~~(7) Rent Increases for Periods Preceding Date that a Landlord Implemented Rent Increases Pursuant to this Section. In the event that the period for determining the allowable Rent increase pursuant to this section exceeds 120 days, the Landlord may recover increases that would have been permitted if the Rent increase decision had been made within 120 days. The allowance for these increases may be amortized or may be factored into the prospective allowable increase in order to avoid undue hardship on the Tenants.~~

~~(8) (7) Assurance of a Fair Return. It shall be presumed that the MNOI standard provides a fair return. Nothing in this Article shall preclude the Rental Board or Hearing Officer from granting an increase that is necessary in order to meet constitutional fair return requirements.~~

~~(9) (8) Effective Date of Individual Rent Adjustment. Rent increases authorized pursuant to this subsection shall become effective only after the Landlord provides the Tenant written notice of such Rent increase pursuant to state law.~~

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REVISED SECTION WILL READ AS FOLLOWS  
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Section 1813. - PETITIONS FOR INDIVIDUAL RENT ADJUSTMENT  
.....

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REVISED SECTION WILL READ AS FOLLOWS  
.....

(5) Calculation of Net Operating Income.

(A) Net Operating Income. Net operating income shall be calculated by subtracting operating expenses from gross rental income.

(B) Gross Rental Income.

(ii) Gross rental income shall include all rental income of any kind received from a tenant in exchange for occupancy.

(6) Operating Expenses.

(B) Operating expenses shall include all reasonable expenses associated with the operation of the housing unit(s).

~~(8)~~ (7) Assurance of a Fair Return. It shall be presumed that the MNOI standard provides a fair return. Nothing in this Article shall preclude the Rental Board or Hearing Officer from granting an increase that is necessary in order to meet constitutional fair return requirements.

~~(9)~~ (8) Effective Date of Individual Rent Adjustment. Rent increases authorized pursuant to this subsection shall become effective only after the Landlord provides the Tenant written notice of such Rent increase pursuant to state law.

**Kenebrew, Jerice**

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**From:** Dennis Jebbia  
**Sent:** Sunday, June 16, 2024 10:07 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Item 17 for the City Council meeting of Monday, June 17, 2024  
**Attachments:** PROPOSED CHARTER AMENDMENTS TO MEASURE H.pdf

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see attachment

**N** LOREN MICHAEL NAIMAN  
**ATTORNEY AT LAW**

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Sherman Oaks, CA. 91423  
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L.NAIMAN@PACBELL.NET

June 13, 2024

Mayor Victor M. Gordo  
Pasadena City Council Members  
Pasadena City Hall  
100 North Garfield Ave.  
Pasadena, CA 91101  
Tel: 626-797-1000

RE: 2024 Charter Amendments

To the Honorable Mayor, Victor M. Gordo and members of the City Council,

I have been retained by the Pasadena Housing Providers, (PHP), PAC, to represent them in presenting the enclosed, proposed, Charter Amendments. The PHP believes that enactment of the following amendments to Measure H will create a stronger bond between the city, the Pasadena Rental Housing Board, tenants and housing providers in the City of Pasadena.

The PHP believes that when Pasadena voters were presented with Measure H, in November of 2022, it was sold as a simple rent control measure. Most voters never read the comprehensive legislation, and few have been able to identify the implementation and operational problems generated by the 43-page ordinance.

A year and a half later, Pasadena tenants, landlords and constituents are frustrated with the Rental Board's inability to meet implementation deadlines, respond to basic questions about the ordinance and its rules, and create any sort of cordial relationship with landlords.

Measure H was written by "tenant activists" with little or no experience in property ownership, economics, or rental housing operation. Many of the provisions are unclear and difficult to interpret. In addition, the drafters applied controls to rental units which disproportionately impact small "mom and pop" owners and Section 8 housing providers. In its current form, the Measure acts to discourage individuals from entering the Pasadena rental property market altogether.



There are dozens of provisions in Measure H deserving of discussion. The purpose of the attached, proposed amendments is to improve its implementation. Because any changes must be approved by the voters, the Pasadena Housing Providers have limited our suggestion to five modifications that we believe will correct the most serious flaws and facilitate the implementation of a sustainable and accountable rent control program.

Our recommendations are as follows:

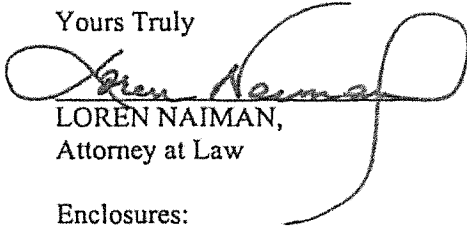
1. Create a more diverse, inclusive and equitable Rental Board by expanding it with the addition of landlords and other Pasadena voters.
2. Exclude from the measure, governmentally subsidized units, (such as Section 8), single family homes; (including condominiums and co-op units), accessory dwelling units and all properties with four or fewer units.
3. Allow for the pass-thru of one half of the housing registration fee/tax to tenants. This shares the payment responsibility for services provided and ensures that spending will be subject to reasonable community oversight and constraints.
4. Modify the penal provisions to provide a more workable enforcement mechanism.
5. Adequately provide for the Constitutionally protected "right of fair return" through the removal of language which is unfair, hard to understand, and which has the potential to breed unnecessary litigation.

We believe that these changes will bring a balanced and more diversely experienced approach to the board and its decisions; exempt small property owners and Section 8 housing providers from the most onerous provisions of the measure; give tenants and landlords a real financial stake in the actions of the Rental Housing Board; simplify enforcement of the board's regulations and provide for the Constitutionally guaranteed right of fair return.

We hope that the City Council will include these changes in the city charter amendments, to be submitted to the voters this November. We are ready to work with the Council to promote these and other changes to the Charter.

The PAC of the Pasadena Housing Providers has attached proposed, amendments to the ordinance. We believe these changes will advance reasonable regulation of the industry, produce good will in the community and achieve beneficial ordinance revisions. We are happy to discuss these proposals at your convenience.

Yours Truly



LOREN NAIMAN,  
Attorney at Law

June 13, 2024  
Dated

Enclosures:

## Chapter 1811 (a)

1811 (a) Composition. There shall be in the City of Pasadena an appointed Rental Housing Board comprised of Pasadena residents as set forth in this section. The Rental Board will consist of ~~eleven (11)~~ fifteen (15) members. Seven (7) members must be Tenants, None of whom may have Material Interest in Rental Property at the time of their appointment or at any later time during their service. The City Council shall appoint one Tenant member from each of the seven (7) districts of Pasadena. Seven (7) members must be Landlords of rental properties in Pasadena. The City Council shall appoint one Landlord member from each of the seven (7) districts of Pasadena. The remaining Rental Board member, henceforth referred to as the "at-large" member, shall be appointed by the City Council, and may reside in any district of Pasadena, and shall be neither a Landlord or a Tenant. ~~The remaining four (4) Rental Board members, henceforth referred to as "at-large" members, shall be appointed by the City Council, and may reside in any district of Pasadena, may or may not be Tenants, and may or may not have Material Interest in Rental Property. In addition, the City Council shall appoint two (2) alternate Board members, one of whom will serve as the alternate to the group of seven (7) Tenants, and the other of whom will serve as the alternate to the group of four (4) at-large members. The alternate member for the Tenant group must be a Tenant and must not have Material Interest in Rental Property at the time of their appointment or at any later time during their service. The alternate Tenant Member may reside in any district of Pasadena. The alternate member for the at-large group will be appointed, as with the other at-large members, without restrictions on district of residency within Pasadena, Tenant status, or Material Interest in Rental Property. The alternate Board Members will be permitted to attend all Board meetings, and to speak, but will not be authorized to vote unless a regular member of their corresponding group is absent from that meeting or is disqualified or recused from voting on one or more agenda items, or has resigned or been removed from the Rental Board.~~

If any one of the Tenant Members ~~or the Alternate Tenant Member~~ becomes aware that they have gained Material Interest in Rental Property at any time during their service, they must resign their position on the Rental Board and notify City Council within five (5) business days. If any member resigns or is removed from the Rental Board, this will be considered a vacancy, and the member must be replaced in accordance with the procedure described in Section 1810(j) 1811(k). Anyone nominated to this Rental Board must be in compliance with this Article and all other local, state and federal laws regulating the provision of housing. Annually, the Rental Board shall elect one of its members to serve as chairperson.

***[Note – other adjustments will be needed, including removal of "Alternate Member" from 1811c and other paragraphs]***

## Chapter 1804

1804 a (4) Rental Units which a government unit, agency or authority owns, operates, or manages, or in which government-subsidized Tenants reside, ~~if applicable federal or state law or administrative regulation specifically exempt such units from municipal rent control; and;~~

1804 a (6) Rental Units in Single-Family Homes, Single-Family Condominium, Single Family Unit in a Co-Op, Accessory Dwelling Units, or Multi Family Residential Units constituting four (4) or fewer units on one parcel.

## Chapter 1811 (l)

1811 (l).1.a Pass-Through to Tenants. ~~No portion~~One half of the Rental Housing Fee may be passed through to Tenants in the year for which it is due. The Rental Housing Fee may be claimed as an operating expense for the purpose of a Petition for Individual Rent Adjustment.

***NOTE: Oakland City Code 8.22.500: For rental properties that are covered by the rent adjustment program, a rental property owner may pass through one-half of the fee to a tenant in the year in which it is due, unless the owner does not pay the fee before the date it is deemed late. A rental property owner may not pass through any penalties, delinquent charges, or interest to a tenant.***

***West Hollywood and Santa Monica have similar 50% pass-throughs***

## Chapter 1817 (g) and (h)

1817 (g) Penalties for Violations. In addition to the affirmative defense or any other rights of a tenant under law, a violation of the ~~provisions of this article~~ the Rental Board's properly promulgated regulations shall be punishable as an infraction by way of a fine. The Rental Board may establish, and periodically modify, a schedule of fines for violations of ~~various provisions of this article~~ the properly promulgated regulations as they see fit, provided these amounts are reasonable, and are chosen in accordance with applicable law.

~~1817 (h) Criminal Penalties. Any Landlord that violates this Article shall be guilty of a misdemeanor and shall be punished in accordance with Section 1.24.010 of the Pasadena Municipal Code.~~

\*\*\*\*\*

PROPOSED DRAFT REVISIONS.

Section 1813. - PETITIONS FOR INDIVIDUAL RENT ADJUSTMENT—BASES.

\*\*\*\*\*

(5) Calculation of Net Operating Income.

(A) Net Operating Income. Net operating income shall be calculated by subtracting operating expenses from gross rental income.

(B) Gross Rental Income.

- (i) Gross rental income shall include all rental income of any kind received from a tenant in exchange for occupancy.

\*\*\*\*\*

~~(5) Calculation of Net Operating Income.~~

~~(A) Net Operating Income. Net operating income shall be calculated by subtracting operating expenses from gross rental income.~~

~~(B) Gross Rental Income.~~

- ~~(i) Gross rental income shall include all rental income of any kind received from a tenant in exchange for occupancy.~~

~~(i) Gross rental income shall include:~~

~~(I) Gross rents calculated as gross rental income at one hundred percent occupancy, adjusted for uncollected Rents due to vacancy and bad debts to the extent such vacancies or bad debt are beyond the control of the Landlord. Uncollected Rents in excess of three percent (3%) of gross rent shall be presumed to be unreasonable unless established otherwise by the Landlord and shall not be included in computing gross income.~~

~~(II) All other income or consideration received or receivable in connection with the use or occupancy of the Rental Unit, except as provided in Clause (ii) of this section.~~

~~(ii) Gross rental income shall not include:~~

~~(I) Utility Charges for charges for sub-metered gas, electricity or water.~~

~~(II) Charges for refuse disposal, sewer service, and/or other services which are either provided solely on a cost pass-through basis~~

~~and/or are regulated by state or local law.~~

~~(III) Charges for laundry services.~~

~~(IV) Storage charges.~~

~~(V) Additional rents imposed upon Tenants which are supplementary to the primary Rent, such as "pet rent."~~

(6) Operating Expenses.

(A) Operating expenses shall include all reasonable expenses associated with the operation of the housing unit(s).

~~(6) Operating Expenses.~~

~~(A) Included in Operating Expenses. Operating expenses shall include the following:~~

~~(i) Reasonable costs of operation and maintenance.~~

~~(ii) Management Expenses. It shall be presumed that management expenses have increased by the percentage increase in Rents or the CPI, whichever is greater, between the Base Year and the current year unless the level of management services has either increased or decreased significantly between the Base Year and the current year.~~

~~(iii) Utility Costs. Utility Costs except utility where the consideration of the income associated with the provision of the utility service is regulated by state law and consideration of the costs associated with the provision of the utility service is preempted by state law.~~

~~(iv) Real Property Taxes. Property taxes are an allowable expense, subject to the limitation that property taxes attributable to an assessment in a year other than the Base Year or current year shall not be considered in calculating Base Year and/or current year operating expenses.~~

~~(v) License and registration fees. License and registration fees required by law to the extent these expenses are not otherwise paid or reimbursed by Tenants.~~

~~(vi) Landlord performed labor. Landlord performed labor compensated at reasonable hourly rates. However, no Landlord performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, time, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord shows greater services were performed for the benefit of the residents.~~

~~(vii) Costs of Capital Replacements. Costs of capital replacements plus an interest allowance to cover the amortization of those costs where all of the following conditions are met:~~

~~(I) The costs, less any insurance proceeds or other applicable recovery, are averaged on a per-unit basis for each Rental Unit actually benefited by the improvement.~~

~~(II) The costs are amortized over a period of not less than thirty-six months.~~

~~(III) The costs do not include any additional costs incurred for Property damage or deterioration that result from any unreasonable delay in undertaking or completing any repair or improvement.~~

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~~(IV) The costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Pasadena Municipal Code or state law where the original installation of the improvement was not in compliance with code requirements.~~

~~(V) At the end of the amortization period, the allowable monthly Rent is decreased by any amount it was increased because of the application of this provision.~~

~~(VI) The amortization period shall be in conformance with a schedule adopted by the Rental Board unless it is determined that an alternate period is justified based on the evidence presented in the hearing.~~

~~(viii) Legal Expenses. Attorneys' fees and costs incurred in connection with successful good-faith attempts to recover Rents owing, successful good-faith unlawful detainer actions not in derogation of applicable law, and legal expenses necessarily incurred in dealings with respect to the normal operation of the Property. Reasonable fees, expenses, and other costs incurred in the course of successfully pursuing rights under or in relationship to this Chapter and regulations adopted pursuant to this Chapter shall be amortized over a five-year period, unless the Rental Board concludes that a different period is more reasonable.~~

~~Allowable legal expenses which are of a nature that does not recur annually shall be amortized over a reasonable period of time. At the end of the amortization period, the allowable monthly Rent shall be decreased by any amount it was increased because of the application of this provision.~~

~~(ix) Interest Allowance for Expenses that Are Amortized. An interest allowance shall be allowed on the cost of amortized expenses; the~~



~~allowance shall be the interest rate on the cost of the amortized expense equal to the "average rate" for thirty-year fixed rate on home mortgages plus two percent. The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial submission of the Petition. In the event that this rate is no longer published, the Rental Board shall designate by regulations an index which is most comparable to the PMMS index which shall be used.~~

~~(x) Rental Housing Fee, as defined in Section 181-0(k)(1) 1803(v) and 1811(1)(1).~~

~~(B) Exclusions from Operating Expenses. Operating expenses shall not include the following:~~

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~~(i) Mortgage principal or interest payments or other debt service costs.~~

~~(ii) Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law.~~

~~(iii) Land lease expenses.~~

~~(iv) Political contributions.~~

~~(v) Payments to organizations which are substantially devoted to legislative lobbying purposes.~~

~~(vi) Depreciation.~~

~~(vii) Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device.~~

~~(viii) Unreasonable increases in expenses since the Base Year.~~

~~(ix) Expenses associated with the provision of master-metered gas and electricity services.~~

~~(x) Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements (e.g., a roof replacement may be a reasonable expense, but if water damage occurred as a result of unreasonable delays in repairing or replacing the roof, it would not be reasonable to pass through the cost of repairing the water damage).~~

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~~expense amount for that item which most reasonably serves the objectives of obtaining a reasonable comparison of Base Year and current year expenses. Grounds for such adjustments include, but are not limited to:~~

~~(i) An expense item for a particular year that is not representative.~~

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~~(iii) The current year expense is not a reasonable projection of expenditures for that item in recent years or of future expenditures for that item.~~  
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~~(iv) A particular expense exceeds the normal industry or other comparable standard for the area, the Landlord shall bear the burden of proving the reasonableness of the expense. To the extent that it is found that the expense is unreasonable it may be adjusted to reflect the normal industry standard.~~

~~(v) A Base Year expense is exceptionally low by industry standards and/or on an inflation adjusted basis is exceptionally low relative to current year expenses although the level or type of service has not changed significantly.~~

~~(vi) An increase in maintenance or management expenses is disproportionate to the percentage increase in the CPI, while the level of services has not changed significantly and/or is not justified by special circumstances.~~

~~(7) Rent Increases for Periods Preceding Date that a Landlord Implemented Rent Increases Pursuant to this Section. In the event that the period for determining the allowable Rent increase pursuant to this section exceeds 120 days, the Landlord may recover increases that would have been permitted if the Rent increase decision had been made within 120 days. The allowance for these increases may be amortized or may be factored into the prospective allowable increase in order to avoid undue hardship on the Tenants.~~

~~(8) (7) Assurance of a Fair Return. It shall be presumed that the MNOI standard provides a fair return. Nothing in this Article shall preclude the Rental Board or Hearing Officer from granting an increase that is necessary in order to meet constitutional fair return requirements.~~

~~(9) (8) Effective Date of Individual Rent Adjustment. Rent increases authorized pursuant to this subsection shall become effective only after the Landlord provides the Tenant written notice of such Rent increase pursuant to state law.~~

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REVISED SECTION WILL READ AS FOLLOWS  
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Section 1813. - PETITIONS FOR INDIVIDUAL RENT ADJUSTMENT  
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## Kenebrew, Jerice

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**From:** Ashay Patel  
**Sent:** Sunday, June 16, 2024 10:18 PM  
**To:** PublicComment-AutoResponse  
**Cc:** Hampton, Tyron; Williams, Felicia; Jones, Justin; Masuda, Gene; Rivas, Jessica; Madison, Steve; Lyon, Jason  
**Subject:** Correspondence for June 17, 2024 Meeting

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Dear Councilmembers Hampton and Lyon, and the Pasadena City Council,

I am a tenant and six-year resident of District 1 (I work in District 7), writing in regards to the charter reform process as it pertains to Measure H - Article XVIII of the Charter. Article XVIII is already helping many tenants stay in their homes. It is imperative that the City Council allow the law to run smoothly and without interference from landlord interest groups who were opposed to the measure from the very beginning.

**I am writing in support of the Pasadena City Council putting to a vote of the people exactly those changes recommended by the Rental Housing Board and no others. I oppose changes proposed by landlord lobby groups such as those below:**

In particular, I am opposed to exemptions for landlords based on the number of properties they own. Tenants deserve their housing rights regardless of how many units their landlord owns. It is also difficult to verify exactly how many units a landlord owns, and this kind of exemption opens up difficulty in enforcement, and will ultimately lead to fewer tenants receiving protections voted for by the people of Pasadena.

I am also opposed to any changes to the composition of the Rental Housing Board. The people of Pasadena voted for a board with more tenant members, because landlords and their interest groups already wield a disproportionate amount of financial and political power in this city, This is why it required a ballot initiative and a vote of the people to get rent control in Pasadena.

Finally, I am opposed to passing through the landlord fee to tenants. The fee is a licensing fee and represents a very small cost of doing business for those renting property. Tenants should not be burdened financially further in addition to their rent they pay their landlord for enforcement of this law. The fee allows for a portion of the tenants' rent to be used for administration of this crucial piece of legislation.

I urge you to remember the will of the people who brought this law forth out of nothing. In the last election, pro-rent control candidate Rick Cole won nearly 60% of the vote in District 2, defeating incumbent Felicia Williams who has without fail favored the landlord point of view on rent control.

Thank you, and I hope you make the right choice,  
Ashay Patel [He/Him/His]

## Kenebrew, Jerice

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**From:** Dan Huynh  
**Sent:** Sunday, June 16, 2024 10:43 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Jun 17 Meeting Agenda #17

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Dear Pasadena City Council,

My name is Dan Huynh and I have been a tenant in Pasadena since 2015. Over the last decade, I've experienced several housing displacements and I am writing to you to underscore the importance of your leadership in protecting the intent and integrity of Measure H, which voters like me overwhelmingly supported in 2022. It would be misleading now to pass substantive changes to Article 18 within a general reform that voters may not be aware of.

I fully SUPPORT all the recommendations from the Rental Housing Board and specifically want to underscore the addition of 120 days to the 60 day **Ellis Act eviction** notice. The original language of Measure H was **180 days** before it defaulted to 60 days due to a court case. Making the notice timeline 180 days would bring the language of the charter in alignment with the original intent - which was to **give tenants, especially families time to find affordable housing** - a challenging feat in this economy.

I strongly OPPOSE the following suggestions made recently by a small group of activist-landlords:

- **Adding more landlords** to the Board's composition: tenants make up the majority of people living in Pasadena and we have historically had little power to determine our housing, this change would **betray equity** in our city by giving more power to a small group of well-resourced landlords.
- **Exempting some landlords** from Article 18: **all tenants**, regardless of where we live, **deserve a right to housing**. Smaller landlords are already exempt from rent control via Costa-Hawkins; now they demand even more power to evict.
- **Allowing landlords to pass-through** rental housing fee: I pay \$40,000 a year on rent and like all tenants, my rent subsidizes landlords. It is wild that they're demanding more money automatically. If a nominal business fee is hurting their bottom line, they can **petition for a fair right of return**.
- **Enforcement:** Pasadenans voted strongly for **Measure H** because it **has teeth**, let's keep it that way. Any watering down of its language would chip away at the protections that the voters secured.
- **Changing the fair right of return** standard: **the standard is not broken**, it works because it prevents landlords from double dipping.

I strongly urge the council's leadership on protecting tenants and upholding the will of the voters. I want to also thank council member Jess Rivas for championing tenant rights.

Best regards,  
Dan Huynh  
District 6

## Kenebrew, Jerice

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**From:** Michael Matchell  
**Sent:** Sunday, June 16, 2024 11:10 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment in Support of Strong Tenant Protections in Pasadena

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## Public Comment in Support of Strong Tenant Protections in Pasadena

To the Pasadena City Council,

I am writing to express my strong support for maintaining Pasadena's current tenant protection laws, particularly those enshrined in Article 18 of the City Charter.

### Voters Spoke Clearly - Respect the Democratic Process

Voters overwhelmingly approved Article 18 less than two years ago. Weakening these protections through minor revisions hidden within a broader charter reform process undermines the democratic process. The Council should only consider minor changes that align with Article 18's core mission: stabilizing communities and protecting residents from displacement.

### Focus on Genuine Issues, Not Special Interests

A small group of landlords opposed rent control from the start and have sued to weaken it. Their critiques of the Rent Board, formed after the lawsuit, lack merit. These same landlords, potentially with Councilmember Williams' support, are now attempting to rewrite the law voters approved. Councilmember Williams' history of opposing rent control speaks for itself. The Council should learn from the voters' clear rejection of such tactics.

### Supporting Specific Changes

- **Increase Ellis Act Eviction Notice:** The 120-day notice period proposed in the staff report better reflects the intent of voters and aligns with the maximum allowed under the Ellis Act.

### Opposing Detrimental Changes

- **Changing Rent Board Composition:** The current tenant-majority Board reflects Pasadena's demographics and ensures historically excluded voices are heard. Landlords' claims of needing "diversity" are disingenuous. Other California cities successfully utilize tenant-majority boards. Furthermore, requiring board members to reside in Pasadena ensures decisions are made by those invested in the community.
- **Exempting Housing Types:** Single-family homes and condos are already exempt. Exempting other units weakens eviction protections for all tenants. Tenants deserve protection from rent hikes that lead to displacement, regardless of unit type. Existing regulations already allow eviction for legitimate reasons. ADUs

and small buildings are still income properties, and tenants deserve protection from rent increases that function as de facto evictions. A system relying on self-reported ownership for exemptions invites abuse.

- **Rental Housing Fee Pass-Through:** Landlords can already factor these fees into rent increase requests under the "fair return" standard. Automatically passing them through eliminates transparency and accountability.
- **Enforcement Mechanisms and Fair Return Standard:** Landlord attempts to weaken enforcement mechanisms and manipulate the fair return standard are concerning. Strong enforcement protects tenants and prevents a return to past abuses. A fair return standard below inflation prevents landlords from "double dipping" through rent increases.

### **Pasadena Needs Strong Tenant Protections**

I urge the Council to prioritize the needs of Pasadena residents by maintaining and strengthening our current tenant protection laws.

Thank you for your time and consideration.

Sincerely,

A Concerned Pasadena Resident

**Michael Matchell**

## Kenebrew, Jerice

---

**From:** Liberty McCoy  
**Sent:** Sunday, June 16, 2024 11:28 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Public Comment - Item 17 - 6.17.24

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Dear Mayor and Council Members,

I write to you today in support of the recommended changes to the Pasadena Rental Housing Board to the Pasadena Fair and Equitable Housing Charter Amendment (Article XVIII). I followed the process of these changes with interest, commenting at the time at the board in support as well. As a member of the campaign team that passed this amendment and a member of the Pasadena Charter Reform Task Force, I had a unique interest in this process. I also wanted to make sure that these were equitable and reasonable changes. I live in a rent-controlled unit in Pasadena in District 5 and I have seen the law assist my neighbors in being able to remain in Pasadena under reasonable rent and protect against unjust and unlawful eviction. Within my district support for this measure started high and remains high, as it was endorsed by my council member and was approved by 67.4% of District 5 voters.

I support the Pasadena Rental Housing Board's suggested changes to this amendment that would clean up and align the amendment with a court ruling and that was approved unanimously by the board. I also support the changes to the government-subsidized tenant exemption. These changes were made in consultation with the Housing Department and were approved by a majority of the board, 8 to 3. After working on charter reform, I understand how difficult it is to gather together competing arguments and come to an agreed-upon conclusion. The policy committee of the board, the board itself, city staff, and the public worked to come to a solution that the City Council should support.

While most of the council has opposed rent control, I would like to note that most Californians, that is their constituents, are not. According to a recent poll by the Public Policy Institute of California, "a majority of likely voters (55%) favor a policy that would expand local government's authority to enact rent control on residential property". Housing costs are extremely important to many, especially younger families, and I have a family friend, and a family member who has moved out of the area this year due specifically to the high cost of housing. Both of these individuals were born here and have young children who were born here, but their children will not be raised here as our housing costs are unbearable for young families (and many others).

So I do not support any changes proposed by landlords, or their associated activist groups, that would seek to tilt the amendment in their favor, in a marketplace where they already have an extreme advantage. I do not support adding more landlords to the board, as the board already has landlords, and this would not represent the housing demographic of Pasadena, which is between 57-62% percent tenants.

I do not support adding more exemptions for certain types of housing, currently, tenants in this housing have had their rent rolled back and controlled, and for the city council to offer the option to take away rights from their constituents, would not be viewed with favor by their voters.

Landlords have tried to push through their ideas and plans via other venues, one even came and offered comment to the Charter Task Force, even though we were prohibited from considering this matter. Some have even formed their own competing activist landlord groups. They are still suing the city to stop the law, even



though their first lawsuit was roundly defeated and its legal arguments treated with borderline contempt by the judge.

One thing they have failed to do is garner popular support for their ideas, choosing instead to donate heavily to one incumbent city council candidate who lost badly to a candidate who strongly supported rent control and the amendment. While I point these things out to heap scorn upon the attempts to override the will of the public, I also draw attention to it for the council's benefit. The landlord activists' ideas are unpopular and opposed by voters, something I have to assume a council member would not want to align with. They are actively hurting all of our futures, and I turn again to PPIC to finish my thought - in a housing report, they noted that "The high cost of housing has emerged as a threat to California's future. Many Californians see homelessness and housing costs as the state's most important challenges ... What is more, California has one of the highest poverty rates in the nation when housing costs are accounted for."

Please support the changes from the rent board and reject anything from the landlord activists.

Best,  
Liberty McCoy

## Kenebrew, Jerice

---

**From:** Jomsky, Mark  
**Sent:** Monday, June 17, 2024 7:52 AM  
**To:** Official Records - City Clerk  
**Subject:** FW: Agenda item 17-charter amendments

> On Jun 17, 2024, at 12:31 PM, Paul Little wrote:  
>  
> Hello Mayor Gordo and City Council Members,  
>  
> As you consider charter changes related to the Pasadena Rental Housing Board, please consider adding requirements that at least the board has representatives with expertise in these areas:  
>  
> 1. Finance and accounting  
> 2. Attorney/legal services  
> 3. building/property management  
> 4. small business ownership  
> 5. investments  
>  
> Also, please consider the assessments, especially who is being assessed. If this is truly a fee (and not a tax) those being assessed would have to receive benefit from the fee.  
>  
> Currently rent control laws exempt apartments built after 1995 and single units. Why should these be assessed and their data collected? They receive no service and their data is irrelevant to anything related to the Rental Housing Board.  
>  
> Also, please revise this so rental property owners can recover costs for maintenance and upgrades of properties.  
>  
> They should also be able to at least keep pace with inflation.  
>  
> Thank you for considering my opinion and addressing my concerns.  
>  
> Paul Little  
> President and CEO  
> Pasadena Chamber of Commerce and Civic Association

## Kenebrew, Jerice

---

**From:** Williams, Felicia  
**Sent:** Sunday, June 16, 2024 2:56 PM  
**To:** Jomsky, Mark  
**Subject:** Fw: Mom and Pop landlord here

please share and include in record

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** Ahni D Dodge  
**Sent:** Saturday, June 15, 2024 1:54 PM  
**To:** Williams, Felicia <fwilliams@cityofpasadena.net>  
**Subject:** Mom and Pop landlord here

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<https://aka.ms/LearnAboutSenderIdentification> ]

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Dear Councilmember Williams,

This email is to urge you and the Pasadena City Council to consider property owners in making decisions that are fair to both tenants and landlords. BTW, I own a triplex in Pasadena.

The body of the current Pasadena Rental Housing Board has a super majority of tenants, which is unfair. Property owners are paying for the PRHP transactions, and need representation.

The registry tax should be passed on to tenants to make it just for everyone. The Board of Supervisors in unincorporated Los Angeles allows this cost to be passed on to tenants, the very tenants that we property owners take care of and provide water for and pay the property taxes for, insurance, gardening, maintenance, etc.

We property owners deserve a fair return. There are too many apartments in Pasadena currently that have below market rents. That will take a long time to increase with low yearly rental increases. My return was so low in another area, that I decided to sell my property. I was better off not having a property than trying to manage one that has low rents.

Please be equity-minded with the Pasadena Rental Housing Board and its policies and include property owners in the decision-making. Property owners pay high property taxes to the City; tenants pay nothing.

Thank you,  
Ahní Dodge  
District 5

## Kenebrew, Jerice

---

**From:** Williams, Felicia  
**Sent:** Sunday, June 16, 2024 2:49 PM  
**To:** Jomsky, Mark  
**Subject:** Fw: Measure H, please help

Please share and include in public record, thanks

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** Michelle Calva-Despard  
**Sent:** Sunday, June 16, 2024 7:30 AM  
**To:** Williams, Felicia <fwilliams@cityofpasadena.net>  
**Subject:** Measure H, please help

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Good morning Ms. Williams,

My husband and I are both public school teachers who voted for you. We care deeply about all the people in our community and work hard, every day, to make the lives of children better.

We are also rental property owners in Pasadena. We bought a duplex in 2000 that was absolutely disgusting. To get the house ready for occupation, we moved in with my mother-in-law for 6 months while we fixed it up, working every evening after teaching all day. and now use this property as a rental to supplement our incomes. We are honest, caring landlords who have maintained our property and always have great

relationships with our tenants and are proud to have invested in Pasadena, a community where we are raising our family.

We need your help. When addressing the questions of Measure H, please consider the following details to help protect the interest of landlords like us.

1. Please create a fair, inclusive and equitable Rental Board by expanding it to include landlords.

2. Reduce the burden on small owners like us by exempting single family homes, condos, co-ops, ADUs and properties with six or fewer units in line with the existing zoning codes and Section 8 tenants.

3. Allow half of the rental registry tax to be passed on to tenants like other cities do. Then both tenants and landlords can have "skin in the game."

4. Please fix the unclear enforcement mechanism that criminalizes landlords for failing to comply with the complex and contradictory Measure.

5. Please ensure a real "right of fair return" instead of the activist's complex, unclear and unfair definition. This should be resolved through regulation, not through charter definitions.

When my mother-in-law passed away, we inherited her duplex in Los Angeles, which we now use as a rental property. Please don't let Pasadena become a confusing bureaucratic nest of rent control mandates/fees/committees like has happened in LA. Los Angeles rents are not affordable due to rent control and other measures. Rather, they are complicated, silly, expensive and serve to put tenants and landlords against one another.

There has to be a way we can work better, together.

Thank you,  
Michelle Calva-Despard

---  
Pasadena, CA 91104

**Kenebrew, Jerice**

---

**From:** Williams, Felicia  
**Sent:** Monday, June 17, 2024 7:40 AM  
**To:** Jomsky, Mark  
**Subject:** Fw: City council meeting June 17

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** John Shen <[johnshen@cityofpasadena.net](mailto:johnshen@cityofpasadena.net)>  
**Sent:** Monday, June 17, 2024 6:24 AM  
**To:** Williams, Felicia <fwilliams@cityofpasadena.net>  
**Subject:** City council meeting June 17

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**SUBJECT: For the City Council meeting of Monday, June 17**

**I John Shen, am in support of the proposals for Item #17 especially on the updated code of conduct for rental housing board members. However, I request the additional provisions be included for the discussion of revising the city charter.**

- 1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a)**
- 2. Reduce the burden on small owners by exempting single family homes, condos, co-ops, ADUs, and properties with four or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6)**
- 3. Allow half of the rental registry tax to be passed on to tenants, like other cities do, so that both sides are accountable. This would**



**insure there is no incentive to overcharge, and encourage cost effective management. (Section 1811.1)**

**4. Fix the unclear enforcement mechanism that criminalizes every minor failure to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)**

**5. Insure a real “right of fair return” instead of the activists’ complex, unclear and unfair definition. This should be resolved through regulation, NOT through Charter definitions.**

## Kenebrew, Jerice

---

**From:** Williams, Felicia  
**Sent:** Monday, June 17, 2024 7:39 AM  
**To:** Jomsky, Mark  
**Subject:** Fw: Comments for City Council Meeting

add to record and distribute

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** Susie Haleblian  
**Sent:** Monday, June 17, 2024 6:25 AM  
**To:** Williams, Felicia <fwilliams@cityofpasadena.net>  
**Subject:** Comments for City Council Meeting

You don't often get email from [Susie Haleblian](#). [Learn why this is important](#)

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**Dear Councilmember,**

**I have owned two rental properties in Pasadena since 2010 and pride myself on being a fair and honest owner and landlord to my tenants.**

**I am in support of the proposals for Item #17 especially on the updated code of conduct for rental housing board members. However, I request the additional provisions be included for the discussion of revising the city charter.**

- 1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a)**
- 2. Reduce the burden on small owners by exempting single family homes, condos, co-ops, ADUs, and properties with four or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6)**
- 3. Allow half of the rental registry tax to be passed on to tenants, like other cities do, so that both sides are accountable. This would insure there is no incentive to overcharge, and encourage cost effective management. (Section 1811.l)**

- 4. Fix the unclear enforcement mechanism that criminalizes every minor failure to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)**
- 5. Insure a real “right of fair return” instead of the activists’ complex, unclear and unfair definition. This should be resolved through regulation, NOT through Charter definitions.**

**Sincerely,**

**Susan Haleblan**

## Kenebrew, Jerice

---

**From:** Williams, Felicia  
**Sent:** Monday, June 17, 2024 7:46 AM  
**To:** Jomsky, Mark  
**Subject:** Fw: June 17 Council Meeting Agenda Item #17 - Support

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** Bill Podley  
**Sent:** Sunday, June 16, 2024 9:12 PM  
**To:** Williams, Felicia <fwilliams@cityofpasadena.net>  
**Subject:** June 17 Council Meeting Agenda Item #17 - Support

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Dear Felicia:

I am in support of the proposals for Item #17 on your agenda Monday evening, especially on the updated code of conduct for rental housing board members. However, I request the additional provisions be included for the discussion of revising the City Charter.

1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a)
2. Reduce the burden on small owners by exempting single family homes, condos, co-ops, ADUs, and properties with four or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6)
3. Allow half of the rental registry tax to be passed on to tenants, like other cities do, so that both sides are accountable. This would ensure there is no incentive to overcharge, and encourage cost effective management. (Section 1811.l)
4. Fix the unclear enforcement mechanism that criminalizes every minor failure to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)
5. Ensure a real "right of fair return" instead of the activists' complex, unclear and unfair definition. This should, in my opinion, be resolved through regulation, NOT through Charter definitions.

I know you understand the needs of landlords as well as tenants and I thus thank you for your consideration of the above.

My best to you.

Sincerely,

Bill

Bill Podley  
Broker Associate

Pasadena, CA 91101



## Kenebrew, Jerice

---

**From:** Williams, Felicia  
**Sent:** Monday, June 17, 2024 7:46 AM  
**To:** Jomsky, Mark  
**Subject:** Fw: City Council meeting, June 17, 2024 - communication IN SUPPORT of proposals concerning AGENDA ITEM #17

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** Rosanne Krikorian <rosanne.krikorian@cityofpasadena.net>  
**Sent:** Sunday, June 16, 2024 9:19 PM  
**To:** Williams, Felicia <fwilliams@cityofpasadena.net>; Gordo, Victor <vgordo@cityofpasadena.net>  
**Cc:** Foothill Apartment Association <foothillaa@sbcglobal.net>  
**Subject:** City Council meeting, June 17, 2024 - communication IN SUPPORT of proposals concerning AGENDA ITEM #17

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Hello-

My name is Rosanne Krikorian and I own a single-family home in Council District #2 (Historic Highlands). I lived in the home for many years, but currently it is serving as a rental property. I am in support of many of the proposals for Item #17 that have been offered by landlord groups and individual housing providers in Pasadena, especially the updated code of conduct for rental housing board members.

I especially request these additional provisions be included in the discussion for revising the city charter:

1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a).

It is a fundamental concept of American government that individuals impacted by government action must be represented on the boards considering and implementing such action.

2. Reduce the burden on small owners by exempting single family homes, condos, co-ops, ADUs, and properties with four

or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6).

I can foresee a future when the market for single-family rentals will all but disappear. Single-family homes are desired by people who want a quiet and private environment and a backyard for themselves and/or their

children. If owners of those properties are overburdened by regulations, they have an easy alternative to dealing with those regulations: sell the house (or leave it vacant) rather than deal with the costs and headaches of trying to comply with unreasonable rules.

3. Allow half of the rental registry fee to be passed on to tenants, like other cities do. (Section 1811.l)  
This would insure there is no incentive to overcharge, and would encourage cost effective management.

4. Fix the unclear enforcement mechanism that penalizes minor failures to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)

5. Insure a real “right of fair return” instead of a complex, unclear and unfair definition. This issue should be resolved through regulation, NOT through Charter definitions.

Thank you for your consideration of these comments.

Yours truly,  
Rosanne Krikorian

## Kenebrew, Jerice

---

**From:** Williams, Felicia  
**Sent:** Sunday, June 16, 2024 8:27 PM  
**To:** Jomsky, Mark  
**Subject:** Fw: SUBJECT: For the City Council meeting of Monday, June 17

pls distribute

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** Heidi Hart  
**Sent:** Sunday, June 16, 2024 4:52 PM  
**To:** Gordo, Victor <vgordo@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>; Jones, Justin <justinjones@cityofpasadena.net>; Masuda, Gene <gmasuda@cityofpasadena.net>; Lyon, Jason <jlyon@cityofpasadena.net>  
**Subject:** SUBJECT: For the City Council meeting of Monday, June 17

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To whom it may concern,

I, Heidi Hart, am in support of the proposals for Item #17 especially on the updated code of conduct for rental housing board members. However, I request the additional provisions be included for the discussion of revising the city charter.

1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a)
2. Reduce the burden on small owners by exempting single family homes, condos, co-ops, ADUs, and properties with four or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6)
3. Allow half of the rental registry tax to be passed on to tenants, like other cities do, so that both sides are accountable. This would insure there is no incentive to overcharge, and encourage cost effective management. (Section 1811.l)
4. Fix the unclear enforcement mechanism that criminalizes every minor failure to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)
5. Insure a real "right of fair return" instead of the activists' complex, unclear and unfair definition. This should be resolved through regulation, NOT through Charter definitions.



**As a long-time Pasadena resident and "mom & pop" landlord, I thank you.  
Sincerely,**

**Heidi Hart**

"The arts are an even better barometer of what is happening in our world than the stock market or the debates in congress." - Hendrik Willem Van Loon

**Kenebrew, Jerice**

---

**From:** Williams, Felicia  
**Sent:** Sunday, June 16, 2024 8:23 PM  
**To:** Jomsky, Mark  
**Subject:** Fw: For the City Council meeting of Monday, June 17

pls distribute

Felicia Williams, Councilmember  
City of Pasadena, District 2  
<https://www.cityofpasadena.net/district2/>  
fwilliams@cityofpasadena.net  
(626) 744-4742



---

**From:** Susanna Chung  
**Sent:** Sunday, June 16, 2024 7:08 PM  
**To:** Gordo, Victor <vgordo@cityofpasadena.net>; Madison, Steve <smadison@cityofpasadena.net>; Williams, Felicia <fwilliams@cityofpasadena.net>  
**Subject:** For the City Council meeting of Monday, June 17

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**SUBJECT: For the City Council meeting of Monday, June 17**

**I, Susanna Chung, am in support of the proposals for Item #17 especially on the updated code of conduct for rental housing board members. However, I request the additional provisions be included for the discussion of revising the city charter.**

**I reside in District 6 and own a triplex in district 2.**

- 1. Create a fair, inclusive and equitable Rental Board by expanding it to include more landlords. (Section 1811.a)**
- 2. Reduce the burden on small owners by exempting single family homes, condos, co-ops, ADUs, and properties with four or fewer units in line with existing zoning codes, and Section 8 tenancies. (Section 1804.a.4 and 1805.a.6)**

- 3. Allow half of the rental registry tax to be passed on to tenants, like other cities do, so that both sides are accountable. This would insure there is no incentive to overcharge, and encourage cost effective management. (Section 1811.i)**
- 4. Fix the unclear enforcement mechanism that criminalizes every minor failure to comply with this complex and contradictory Measure. (Section 1817.g and 1817.h)**
- 5. Insure a real “right of fair return” instead of the activists’ complex, unclear and unfair definition. This should be resolved through regulation, NOT through Charter definitions.**