

McMillan, Acquanette (Netta)

From: Blake Boyd
Sent: Sunday, December 7, 2025 9:15 PM
To: Gordo, Victor; Rivas, Jessica; Madison, Steve; Lyon, Jason; Masuda, Gene; Jones, Justin; Hampton, Tyron; Cole, Rick
Cc: City_Council; PublicComment-AutoResponse
Subject: Agenda Item 12 - Re-evaluation of the Rent Stabilization Dept. Dec 8, 2025

[!] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Pasadena City Council:

Inexplicably, Helen Morales, Director of the Rent Stabilization Department, has apparently developed her own report of the RSD to be presented to the City Council on Monday, Dec 8.

The Pasadena Rental Housing Board never saw this report nor gave approval or recommendation. Not only is it a conflict of interest for the Director to evaluate herself and the department that she is paid almost \$300,000 per year to manage, it is a significant breach of good governance and accountability.

Additionally, the report contains information that is not accurate.

As the details you will receive from Helen Morales on Monday, Dec 8 in Agenda Item 12 have not been vetted by the PRHB and are thus not sufficient for you to make a proper evaluation of the RSD, I highly recommend you enlist a 3rd party to do an internal audit over the next 90 days and report back to the council then.

A thorough investigation during such time will afford the PRHB and the Pasadena City Council the opportunity to decide the best course of action in order to protect tenants, housing providers and the rental housing industry in Pasadena in the decades to come.

Thank you all for your service and I wish you and your loved ones the happiest of Holidays!

Sincerely,

Blake Boyd
Lone Star Properties, LLC

McMillan, Acquanette (Netta)

From: cityclerk
Sent: Sunday, December 7, 2025 10:56 PM
To: Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Soo, Christine; Ashikyan, Elizabeth; Padilla, Adrian
Subject: FW: Public comment, Agenda Item #12 - Rental Stabilization Department
Attachments: 2023-12-11-ORDINANCE-7417.pdf

From: Adam Bray-Ali <adambrayali@cityofpasadena.net>
Sent: Sunday, December 7, 2025 10:55:12 PM (UTC-08:00) Pacific Time (US & Canada)
To: City_Council <ccouncil@cityofpasadena.net>; cityclerk <cityclerk@cityofpasadena.net>
Cc: Adam Bray-Ali
Subject: Public comment, Agenda Item #12 - Rental Stabilization Department

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Good evening Mayor and City Council Members,

This evening's agenda includes a review of the Rental Stabilization Department (RSD), as required under the framework established in 2023. This moment is particularly important because the ordinance that created the department requires the City Council to formally reevaluate its structure and performance by December 11, 2025. That deadline creates a unique opportunity to take stock of what is working, what is not, and what improvements may be necessary for long-term success of the Charter rewrite from 2022 via Measure H.

After reviewing the report provided by Director Morales, I am concerned that it does not offer the level of detail needed for the Council to fully understand current operations. With nearly 20 full-time employees, an annual budget exceeding \$5 million, and substantial responsibilities, the RSD warrants a rigorous and comprehensive evaluation.

I respectfully urge the Council to request support from the City Manager's Internal Audit team to develop a fuller assessment. Such an analysis could help clarify several key areas, including:

- Operational timelines and progress toward required milestones, including those that were not made on time and have been ignored by the RSD.
- The department's budget structure, spending-to-date, and financial decision-making.
- The hiring and staffing model, including the allocation of internal city resources such as City Attorney support for the Rental Housing Board.
- The status and performance of core functions, including petition processing and the completion of hearings.

Because the department is funded entirely through 'fees' assessed on property owners—who have limited opportunities for input—it is essential that the public have confidence in how these funds are

being used. In addition, the department has shown a number of decisions where they refuse to provide services/documents to the property owners paying the fees for service. This puts the city in a situation where fee income can be rightly classified as a tax and be disallowed. More than \$10 million has been collected to date, yet detailed public reporting has been limited. A recent public records request I submitted for financial information is still pending, highlighting the need for improved transparency.

The RSD and the Rental Housing Board are working to implement an extensive mandate created by Measure H. Although the measure focused on rent stabilization, its implementation has required the creation of a full-scale department, substantial staffing, and major administrative systems. These realities make strong oversight crucial to ensure the department functions effectively and in alignment with the measure's intent.

Given the Board's composition and its limited experience managing a department of this size, additional Council-directed review would strengthen the overall governance structure and help position the RSD for sustained effectiveness.

With the December 11, 2025 reevaluation deadline approaching, this is the appropriate and necessary moment for the Council to request a deeper, independent assessment. Such a review would provide the clarity needed to support sound decision-making, protect public resources, and help the department better serve all Pasadena residents.

Thank you for considering this request.

Sincerely,
Adam Bray-Ali

--

Adam Bray-Ali

Coldwell Banker Residential Brokerage
DRE#01859026

Introduced by Councilmember Madison

ORDINANCE NO. 7417

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

SECTION 1. Pasadena Municipal Code, Title 2 (Organization and Administration), is amended to add a new Chapter 2.302 as follows:

“Chapter 2.302 Rent Stabilization Department

Sections

- 2.302.010 - Created – Direction.**
- 2.302.020 - Department functions.**
- 2.302.030 - Department operations.**
- 2.302.040 - Reevaluation.**

2.302.010 – Created – Direction.

Pursuant to Article XVIII of the city Charter, and upon request of the rental housing board, there is created a functional unit of city government known as the rent stabilization department, under the general administration of the city manager, which shall be under the direction and control of the executive director of the rent stabilization department.

2.302.020 – Department functions.

The department shall:

- A. Administer and enforce all laws, ordinances or regulations as they relate to Article XVIII of the city Charter;
- B. Provide staff services to support the rental housing board;
- C. Perform such other related duties as shall be required by law, ordinance or the city manager.

2.302.030 – Department operations.

- A. The rental housing board shall provide input to the city manager on the job description for the executive director position, with recruitments for the position to be conducted through the human resources department’s recruitment and testing process. The city manager shall seek input from the rental housing board prior to

the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.

- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

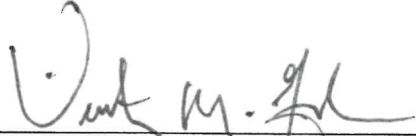
2.302.040 – Reevaluation.

This ordinance shall be reevaluated by the city council on or before December 10, 2025.”

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 3. This ordinance shall take effect upon publication.

Signed and approved this 11th day of December, 2023.



Victor M. Gordo
Mayor

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this 11th day of December 2023, by the following vote:

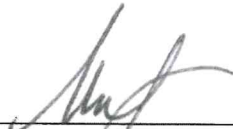
AYES: Councilmembers Hampton, Jones, Lyon, Masuda, Rivas, Williams, Vice Mayor Madison

NOES: None

ABSENT: Mayor Gordo

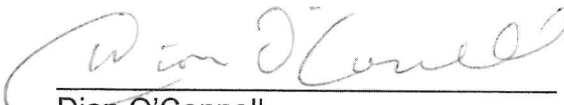
ABSTAIN: None

Date Published: December 14, 2023

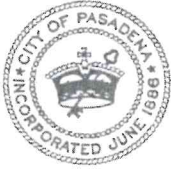


Mark Jomsky
City Clerk

Approved as to form:



Dion O'Connell
Deputy City Attorney



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: December 4, 2023

FROM: CITY ATTORNEY

SUBJECT: ORDINANCE CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

PURPOSE OF ORDINANCE

As directed by the City Council on November 6, 2023, this ordinance establishes the rent stabilization department in accordance with Article XVIII of the city Charter, approved by Pasadena voters in November 2022. The rent stabilization department would, among its other responsibilities as set forth in Article XVIII of the city Charter, support the Pasadena Rental Housing Board's duties to regulate rent increases in the city, provide eviction protections on certain rental properties in the city, and carry out the other duties set forth in Article XVIII of the city Charter.

The purpose of this ordinance is to create a functional unit of city government under the general administration of the city manager known as the rent stabilization department, led by an executive director. As further directed by the city council, the proposed ordinance has been drafted to expire 24 months after its effective date.

REASON WHY LEGISLATION IS NEEDED

Section 1811(m) of the city Charter allows the Rental Housing Board to request the city's services and requires the city to provide "infrastructure support on an ongoing basis as it

MEETING OF 12/11/2023
-12/04/2023-

AGENDA ITEM NO. --17-- 28

would with any other city department." The Rental Housing Board has requested to have a department created for its services, and this ordinance, if approved, would satisfy that request.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Rent Stabilization Department will implement this ordinance. Residential tenants and landlords, as well as the Pasadena Rental Housing Board, will be affected by this ordinance.


FISCAL IMPACT

The Rental Housing Board is required to "finance its reasonable and necessary expenses" (Charter Section 1811(l)), including staffing, though a rental housing fee to be assessed on landlords. The rent stabilization department will therefore be funded from the proceeds of the rental housing fee.


ENVIRONMENTAL DETERMINATION

On November 6, 2023, the City Council determined that the proposed Municipal Code amendment is exempt from California Environmental Quality Act (CEQA), review pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Dion O'Connell
Deputy City Attorney

Concurred by:


MIGUEL MÁRQUEZ
City Manager

Introduced by _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

SECTION 1. Pasadena Municipal Code, Title 2 (Organization and Administration), is amended to add a new Chapter 2.302 as follows:

“Chapter 2.302 Rent Stabilization Department

Sections

- 2.302.010 - Created – Direction.**
- 2.302.020 - Department functions.**
- 2.302.030 - Department operations.**
- 2.302.040 - Expiration.**

2.302.010 – Created – Direction.

Pursuant to Article XVIII of the city Charter, and upon request of the rental housing board, there is created a functional unit of city government known as the rent stabilization department, under the general administration of the city manager, which shall be under the direction and control of the executive director of the rent stabilization department.

2.302.020 – Department functions.

The department shall:

- A. Administer and enforce all laws, ordinances or regulations as they relate to Article XVIII of the city Charter;
- B. Provide staff services to support the rental housing board;
- C. Perform such other related duties as shall be required by law, ordinance or the city manager.

2.302.030 – Department operations.

- A. The rental housing board shall provide input to the city manager on the job description for the executive director position, with recruitments for the position to be conducted through the human resources department's recruitment and testing process. The city manager shall seek input from the rental housing board prior to

the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.

- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

2.302.040 – Expiration.

This ordinance shall expire and sunset 24 months after its effective date.”

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.

- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

2.302.040 --Expiration. *Reevaluation*

be reevaluated by the city council on or before
This ordinance shall ~~expire and sunset 24 months after its effective date.~~ *December 10, 2025.*

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 3. This ordinance shall take effect upon publication.

Signed and approved this _____ day of _____, 2023.

Victor M. Gordo
Mayor

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2023, by the following vote:

AYES:

NOES:


ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Dion O'Connell
Deputy City Attorney

CORRESPONDENCE

Sabha, Tamer

From: Adam Bray-Ali
Sent: Friday, December 1, 2023 9:23 AM
To: PublicComment-AutoResponse
Cc: Adam Bray-Ali
Subject: Public comment - Item #17 - City Council meeting December 4, 2023

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Good morning,

I read with some confusion the agenda item #17 for your upcoming meeting on December 4, 2023 related to the Rental Housing Board and their desire to rewrite the Measure H Charter Amendment and have the city of Pasadena create a new department to administer the duties assigned to the Rental Housing Board.

There is no longer a period of review to be made after 12 months as proposed in earlier meetings.

Why was that review period removed in the proposed ordinance?

As you likely know, the Rental Housing Board, appointed by your city council, have met for 6 months and has agreed to spend more than \$750,000 for consultants, legal advice and PR work in addition to their own operating expenses. They were advanced \$500,000 by the city in 2023 and appear to be preparing for another request of \$500,000 in the coming weeks.

While I applaud the goal of proper oversight and governance to this trainwreck of a law, the city is now making a decision to not follow the actual charter as voted in with Measure H and doing so without consideration of if this should be allowed or reviewed.

The entire Measure H Charter Amendment was written by tenant's rights groups as a dream measure filled with costly taxes, fees, and requirements along with a clearly damaging lack of oversight for the Rental Housing Board who remain unaware of even the most basic dynamics of the real estate industry and marketplace. In recent meetings, the RHB has appeared confused on how to find out who owns property in Pasadena. They have also chosen to adopt rules that discriminate against property owners under the age of 60 who want to move into their own home.

I would ask that your council make 4 changes to the proposed ordinance:

- 1) Require that at least 2 council members attend every Rental Housing Board public meeting to observe and report back to the larger council what is happening at that Board.
- 2) Require that the Rental Housing Board stop spending hundreds of thousands of dollars of government money that will be taxed to property owners through the Measure H rules, without proper financial oversight and competitive billing. The City of Pasadena has oversight rules for all other spending but the Measure H rules empower the RHB to spend without consequence and they have chosen to do so repeatedly in the past 6 months.
- 3) Provide a 12 month review period that requires and provides for public comment in a way that allows the people that will be paying these new taxes to participate. As of right now, only one member of the RHB has any experience as a landlord in Pasadena. The input of property owners is vital to the success of this program and proposed department. Right now, our voices are ignored and publicly belittled by the Rental Housing Board.

4) Require that the proposed Department be carefully reviewed as part of the Charter Reform in 2024.

Sincerely,
Adam Bray-Ali

--

Adam Bray-Ali

Coldwell Banker Residential Brokerage

Sabha, Tamer

From: Simon Gibbons
Sent: Monday, December 4, 2023 9:40 AM
To: PublicComment-AutoResponse
Subject: COUNCIL MEETING AGENDA ITEM 17, DECEMBER 4TH 2023

Some people who received this message don't often get email from

[Learn why this is important](#)

[A] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Council Members,

I write as a resident, voter, and housing provider in Pasadena.

Today's Council meeting includes the first reading of an ordinance to create a Rent Stabilization Department. **I ask that you delay the ordinance until a formal review has been carried out by the City staff.**

Setting up a new department is a complex process that takes time. This ordinance is premature for a number of reasons:

1. The existing Rental Housing Board has demonstrated poor financial management and reporting. It has published only one financial report, that is already out of date (see PRHB agenda, December 6th). In view of the lack of transparent financial reporting, it's not appropriate for the City to take on an unknown financial liability.
2. The Board has made public statements that it may not repay the money that has already been advanced by the City (including the occasion noted below). In view of the Board's unwillingness to guarantee its repayment of public money, it should not be made a City department until this matter has been clarified.
3. The future of the Board/Department is uncertain. The ongoing appeal by the California Apartment Association (in which I am a co-plaintiff), as well as other state legislation, may prevent the Board from setting up a registry to pay for the public funds that have been advanced. It would make sense to delay adding further costs of setting up a City department until the legal situation is more clear.

I write this not to "wreck" the ongoing process of managing rental properties in Pasadena, but out of a concern that this complex process is being rushed and puts the City into a risky situation.

Additional Note - copied from Pasadena Rental Housing Board agenda for December 6th, Item 4, memorandum from Goldfarb Lipman Attorneys:

"FISCAL IMPACT: The request for an additional advance will enable the PRHB to continue to meet its expenses while it establishes the Rent Stabilization Department and implements the Charter Amendment. It is not clear whether the City will request repayment of the advance once the PRHB begins to collect the Rental Housing Fee, but any repayment plan will be part of the budget and must consider the needs for paying the PRHB normal and reasonable costs."

Simon Gibbons (he, him)
Finance Officer

Sabha, Tamer

From: Tyler Werrin
Sent: Monday, December 4, 2023 2:10 PM
To: PublicComment-AutoResponse
Subject: Council Meeting Agenda Item 17 - December 4th 2023

Some people who received this message don't often get email from :

[Learn why this is important](#)

[⚠] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Dear Council Members,

I ask that you delay the ordinance to create a Rent Stabilization Department for a minimum of six months. As you all know, setting up a city department takes time and requires in-depth analysis; specifically a department that will be tasked with regulating a billion dollar industry.

Indeed, the last city department that was created in Pasadena was for the Rose Bowl and it took years to be implemented after careful study, deliberation and review.

No such analysis or studies have been done in regards to the proposed Rent Stabilization Department, nor have any been proposed. This should be the most minimal expectation of our elected officials to ensure the best possible end product is achieved.

Off the top of my head, here's three reasonable avenues of study:

1) The existing staff report is only 1.5 pages long.

1. How can a brand new city department be created with such minimal design? Where did the facts and figures come from? Based on what information? Have these facts been vetted by a third party?
2. The PRHB has not accomplished any of their stated goals over the last six months and has demonstrated poor financial management and reporting. Does the city know what it's getting into? Has the city received an accurate financial report from the PRHB?

2) The claim that there will be "no fiscal impact" is inaccurate and untrue.

1. There isn't even a budget, so how can it be known with certainty that there is "no financial impact" to the general fund?
2. If the fee structure established by the charter amendment does not cover the entire cost of the new city department, who covers the rest? Is it the public? Is it the landlords?
3. If the fee structure grows beyond "fair and reasonable" what happens then? The original fee structure assumed a small independent board, not a large (and growing) bureaucracy. It stands to reason that these fees will have to be much larger than initially pitched to voters to cover the new proposed costs. For reference, the fees were originally pitched to voters as "no more expensive than a Netflix subscription."
4. If the TPA passes in 2024, a California-wide ballot measure that seeks to clarify "fees" versus "taxes", how will the city account for lost revenue due to the redefinition of these terms?

3) There are numerous unknown and unstudied risks!

1. What if costs overrun? Who pays? Who is liable?
2. What if there are lawsuits? Who pays? Who is liable?
3. The PRHB has already stated that it may not repay the money that was ALREADY advanced by the city. This should be clarified before any further steps are taken.
4. If the PRHB has final say over city hires for their new department (as stated in the proposed ordinance), how will this follow established city hiring processes?

All of these questions could and should be investigated and answered within the reasonable pause of six months. The public deserves to know.

Sincerely,

Tyler Werrin

Iraheta, Alba

From: Loren Naiman <
Sent: Monday, December 4, 2023 3:29 PM
To: PublicComment-AutoResponse; Jomsky, Mark; Sinclair, David; Gordo, Victor
Subject: Please read this at the Council Meeting tonight

Some people who received this message don't often get email from

[Learn why this is important](#)

[A] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Members of the City Council,

Before voting on the first reading of the ordinance **“CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT”**, I would ask the Council to pause and consider the apparent lack of outreach and some of the unintended consequences associated with this action. Major changes affecting the public, like zoning or the spending of large sums of tax money, has, in the past, always involved solicitation of the thoughts of the stakeholders.

Why is the city rushing to make massive modifications in government without any discussion with the property owners who will be taxed to pay for the changes? This lack of communication leaves the city open to arguments that the stakeholders have been ignored.

In addition, I would ask if the Council Members have considered any of the following potential hazards associated with the passage of the ordinance.

1. Does the employment of staff by the City transform the PRHB fee into a Tax item? By enacting this ordinance, it will be the City that creates this bureaucracy, not the ordinance. The new entity was never even considered in the ordinance, or voted upon by the people. Why should the payment process for these new employees, serving the city and the public, be paid by any means differing from how all other City employees are paid? This would entail the use of tax money from the general fund.
 - a. Who is going to pay for pensions and retirement plans?
 - b. Who will pay workers compensation costs?
 - c. How will civil liability issues be handled?

None of this was contemplated in the Measure.

2. The “Landlord Fee”, funding source, may not be available to pay for bureaucracy in its entirety. A fee is a charge to pay for benefits provided to the fee payers. Has the Council considered the requirements of **Knox v. City of Orland** (1992) 4 Cal 4th 132, 141. Charges that benefit the public at large, are not fee’s, they are taxes and subject to the restrictions of Proposition 13. Is the City Prepared to pay for the administration of this new division out of taxpayer funds if it is determined that Measure H fees cannot be used for this purpose? Where is the City Attorney opinion on this subject?
3. The Fees are subject to a reasonableness standard. The Measure never contemplated a bureaucracy this large or of this type. Are the payments for the lawyers designated in the Board’s Plan reasonable given the fact that the Measure says the board is to seek help from the City Attorney?
4. How will the City pay for this new entity if the “**Taxpayer Protection and Government Accountability Act**” passes? Fees from the statute would become tax and would require the vote of a supermajority. Is the City prepared to pay for this entity if that happens?
5. Has the City completely vetted the HR issues associated with these changes? What will happen if the City and the PRHB disagree on the activity of the hearing officers. Who will be in control when the Rental Board has the final appeal rights? How will the City handle potential tort violations or violations of civil rights under color of authority? Does the City think those liabilities will be paid for out of fee’s assessed to the landlords?
6. Has the city considered the liabilities associated with potential findings that the requirements of the statute will be considered “takings” under federal Constitutional principles? Who accepts the liability for this?
7. Who will ensure that the Landlords receive a “Fare Rate of Return” as required by the statute? Is the City prepared to make these findings, or will this be subject to the unsupervised PRHB. Who pays if a mistake is made?

The answers to these, and numerous other questions are not clear. They need to be properly thought out and vetted. The Council should not act until that is done.

Loren Naiman

Sabha, Tamer

From: Morales, Margo
Sent: Monday, December 4, 2023 4:08 PM
To: Public Comment
Subject: AR 17-- Rental Housing Board

Please add the following to public comment for AR17



Margo L. Morales
Field Representative, Council District 5
(626) 744-7147
(626) 744-3814 fax
To Join Our Mailing list go to <https://www.cityofpasadena.net/district5/mailling-list/>

From: "Nancy Novak"
To: "vgordo" <vgordo@cityofpasadena.net>, "district1" <district1@cityofpasadena.net>, "fwilliams" <fwilliams@cityofpasadena.net>, "jjones" <jjones@cityofpasadena.net>, "gmasuda" <gmasuda@cityofpasadena.net>, "jrivas" <jrivas@cityofpasadena.net>, "smadison" <smadison@cityofpasadena.net>, "jlyon" <jlyon@cityofpasadena.net>
Cc: "Lynn Bergh" <lynnbergh@cityofpasadena.net>, "Stephanie Orellana" <stephanieorellana@cityofpasadena.net>, "Sarah Tabora" <sarahtabora@cityofpasadena.net>, "Karl Findley" <kfindley@cityofpasadena.net>, "Shawn Findley" <shawnfindley@cityofpasadena.net>
Sent: Saturday, December 2, 2023 8:24:57 AM
Subject: Rental Housing Board

Dear Mayor Gordo and City Council Members,

As a property owner in the City of Pasadena, we are writing to urge you to require the existing Rental Housing Board to accept the following changes in exchange for being made a new City Department:

- 1) **City Council** makes all final decisions and resolutions passed by the new City Department.
- 2) The new advisory group (formerly Board) will be reformatted with 50% rental housing providers and 50% renters as voting members OR 1/3rd rental housing providers, 1/3rd renters and 1/3rd neutral homeowners in Pasadena.
- 3) Set a Sunset Date of no more than 1 year maximum for the new City Department to exist as an official part of the City with no extensions.

Respectfully,

Nancy R. Novak

Sabha, Tamer

From: Blake Boyd
Sent: Monday, December 4, 2023 5:13 PM
To: PublicComment-AutoResponse
Subject: Agenda Item 17 - Dec 4, 2023 Pasadena City Council

Some people who received this message don't often get email from

[1. Learn why this is important](#)

[⚠] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Pasadena City Council Members:

I hope this message finds you and your loved ones well as we celebrate the Holidays and begin a new year.

As the Pasadena Rental Housing Board has decided they would like to become a city department, I would please caution you take the necessary time and develop a staff report to address the financial, legal and political issues associated with the \$1 Billion dollar per year rental industry.

Not only is it important that the correct legal, financial and political decisions be made, the implementation of such needs adequate scrutiny. The objective is to protect tenants, housing providers, the Pasadena Rental Housing Board and the City of Pasadena.

Thank you for your service,

Blake Boyd
Pasadena Housing Provider, 11 Units

Affordable Housing Services

1516 Navarro Avenue

Pasadena, CA 91103

Members of City Council
Pasadena, CA

Re: Item 28, Future Treatment of Rental Housing Board

Honorable Mayor and City Council of the City of Pasadena:

Tonight the City Attorney and Manager propose that City Council adopt an ordinance pursuant to a request from the Rental Housing Board - i.e., that the City establish a Rental Department/Division that would be under the jurisdiction of the City Manager and deal with rental housing concerns. The Rental Housing Board sought to establish such a department because the Board is presently overwhelmed with responsibilities and requests administrative support from the City, thereby allowing the Board to complete the duties outlined in Measure H in a timely manner.

When this request was discussed by the Council, Council members agreed that in adopting Measure H the voters meant for the Board and City Council to ultimately function separately. In recognition of the Board's current workload, however, the Council agreed to assist the Board in setting up an administrative body under the City's auspices for approximately one year during which time the Board would explore other forms of governance that would be more consistent with the intent of the voters that the Rental Board remain separate from the Council. (For example, the Board might consider incorporating.) The City Council instructed the City Counsel to draft an ordinance, pursuant to which the terms under which Rental Board would separate from the City administration would be set forth.

The ordinance that has been proposed by City Counsel does not address:

1. The issue of the Rental Board ultimately adopting a form of governance separate and apart from the City Manager or the Council's review of said proposed governance in approximately one year;
2. How the Board will separate from the City once the Board determines how it should govern itself. It should be clear that the decision to terminate the relationship with the City should rest with the Board, not the City Manager or the Council; or
3. How the Department's budget should be developed and approved;

*Submitted by
Michelle White
Item 28
12/11/2023*

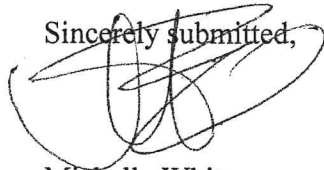
The ordinance should clearly set forth these and other items.

Reportedly, the City Manager is presently considering having the Rental Housing Department administered by someone whose expertise is in technology and the administration of city departments. It does not appear that the proposed Department head would necessarily have expertise in housing or landlord - tenant concerns - the focus of Measure H. The need for rental housing expertise is pressing, given the concerns of the majority of the City's residents and focus of Measure H.

Some of us have spent years developing and advocating for Measure H; from the beginning we were clear that the entity that resulted from this struggle should be separate from, but related to, City departments and divisions whose operations impact the quality of Pasadena's rental housing stock. For example, the expectations were that the Rental Housing body would work closely with Planning's Code Enforcement Division to ensure that families who rent would live in healthy environments and that inspectors would testify in landlord-tenant courts, when necessary and appropriate. Measure H supporters also expected that neighborhood associations would fairly represent the interest of renters, as well as homeowners. Given the importance of Planning Commission's work and how it impacts all Pasadena's residents -not just homeowners- Measure H anticipates the Council will appoint renters to this and other commissions. In addition, the expectation is that the Planning and other commissions will consider equally the concerns of renters, as well as homeowners, when considering such matters as the upzoning and downzoning of areas, the impacts of historic preservation and other issues that have typically been considered the exclusive province of homeowners.

Affordable Housing Services respectfully requests that the ordinance under consideration be amended to better reflect the will of Pasadena voters, the intent of Measure H and the prior instructions of the Council.

Sincerely submitted,

A handwritten signature in black ink, appearing to be "Michelle White", written over a circular stamp or seal.

Michelle White
Executive Director

McMillan, Acquanette (Netta)

From: Adam Bray-Ali >
Sent: Monday, December 11, 2023 11:56 AM
To: PublicComment-AutoResponse
Cc: Adam Bray-Ali
Subject: Public comment - Item #28 - City Council meeting December 11, 2023

Some people who received this message don't often get email from

[Learn why this is important](#)

[A] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Good afternoon Council members

I work as a real estate agent in Pasadena, California and am writing to encourage a delay in creating a city department for rent stabilization until a number of very serious unknowns are resolved.

I am not advocating for a removal of Measure H rules and the charter amendment but rather a smart pathway forward that alleviates the known issues that will come up in the near future unless the term sheets are amended. I attended the last council meeting virtually and was dismayed to hear a council member state that all the written correspondence was just trying to revise the Measure H rules and rehash old arguments.

For the past year I have closely followed the formation of the Rental Housing Board and their decisions and resolutions. As of today, the RHB has completed a number of their assigned tasks and appears to be improving in their procurement and spending patterns. After the multiple no-bid contracts approved this past summer, they appear to be on a very positive pathway forward with their hiring committee and their recent RFP and agreement to hire a technology vendor. This is to be applauded and I am grateful to see improvement in this area.

At their meetings, the RHB members have spoken in direct conflict with statements made to the council about their organizational structure needs and budget requirements and I know that the combination of the Measure H Charter rules and the practice of good city governance will cause a number of conflicts that are not addressed in the term sheets created by the RHB and their attorneys.

In particular, I share these concerns:

1) The oversight of the proposed department will be under the interim and then future department chair who must report to the city manager but the Charter Amendment dictates that the Rental Housing Board be placed in the oversight role with no authority given to the city manager unless requested by the RHB. When asked last week if he would be fully in charge of the future employees of the department, the city manager did not answer yes or no. This needs to be very clear and detailed before hiring their proposed 20+ full time employees.

2) The money. The city is required and has followed through on funding the RHB as they start up and begin their new process. As of today, they have requested and received \$500,000 and are requesting another \$500,000. At their most recent board meeting on December 6, a number of the board members stated that they believe these funds will not need to be paid back to the city of Pasadena. They spoke of covid related funds, the city not requiring a payment back for advanced funds and how they expect the city to simply forgive the monies spent already. If they do this, they are in direct violation of the Measure H rules that were promised to voters where the entire budget and funds for the RHB would only be paid by rental property owners. That was determined to be a fee and not a tax. I would suggest that you ask the RHB chair and other members (specifically Allison Henry) to clarify the expectations of how the advance funding will be repaid to Pasadena. The RHB has committed to spend over \$1,000,000 as of now and future requests will start coming in very quickly once employees are hired. The start-up cost estimates prior to the November 2022 election were in the \$300,000 range but it appears that the real number will be closer to \$2,000,000 before a billing and registration system is created.

12/11/2023

Item 28

3) The timing. As one Council member requested clarity on, the RHB has not met the requirements to create a billing and registry system in the first 12 months after the Measure was approved. As of today, they have agreed to pay an outside vendor to create a system and paid a business consulting company to develop the plans and procedures but the system does not work. When asked last week what happens if the RHB does not meet the required timelines, no one seems to have an answer. Their attorney was asked directly at the December 6, 2023 RHB meeting and did not answer the question but stated that the board was not seated until several months after the measure was approved in December 2022. As of today, the RHB has shown they are not following the requirements in Measure H.

4) The Organization. At the Council meeting last Monday, RHB Chairman Bell was asked if the RHB looked at other operational styles like an operating committee or something other than a department. He stated that they had discussed this at multiple board meetings. I have attended those meetings and there has been minimal to no discussion of any other type of organizational structure for the RHB to request and set up. I have spoken at public comments about their passing the power that they have as a board to the city without discussion and been met with shrugs. In short, the paid RHB is not taking their role seriously and wants the city staff and employees to complete the major parts of their Board duties while keeping control of the hiring, staffing and rules. The city attorney should be asked how conflicts will be resolved between city staff and the RHB. The RHB Chairman should be asked for more detail on what they contemplated and what Measure H requires.

Measure H is a complex new set of rules and will cause a number of very serious consequences for housing in Pasadena. I still don't understand who actually wrote the text and it has not been publicized but many of the supporters of the Measure are now members of the RHB and don't seem to understand the inherent conflicts created by the new RHB and how oversight and budgets are organized.

Making a quick decision today to start a new department that may be better served as a sub-division of the Housing Department is not in the best interests of the city without clarifications on the items above.

I thank you for your time and consideration.

Sincerely,
Adam Bray-Ali

--
Adam Bray-Ali
213-399-1940
adam@propertybyadam.com
Coldwell Banker Residential Brokerage
DRE#01859026

Pasadena Press

121 E Chestnut Ave
Monrovia, CA 91016
(626) 386-3457

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of LOS ANGELES)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **Pasadena Press**, a newspaper published in the English language for the city of PASADENA, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of June 29, 2015, Case Number ES018815; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 14, 2023

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Monrovia, California,

This 14th day of December 2023

X

Signature

(This space is for the County Clerk's Filing Stamp only)

Proof of Publication of

ORDINANCE NO. 7417

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

SECTION 1. Pasadena Municipal Code, Title 2 (Organization and Administration), is amended to add a new Chapter 2.302 as follows

"Chapter 2.302 Rent Stabilization Department

Sections

- 2.302.010** - Created – Direction.
- 2.302.020** - Department functions.
- 2.302.030** - Department operations.
- 2.302.040** - Reevaluation.

2.302.010 – Created – Direction.

Pursuant to Article XVIII of the city Charter, and upon request of the rental housing board, there is created a functional unit of city government known as the rent stabilization department, under the general administration of the city manager, which shall be under the direction and control of the executive director of the rent stabilization department.

2.302.020 – Department functions.

The department shall:

- A. Administer and enforce all laws, ordinances or regulations as they relate to Article XVIII of the city Charter;
- B. Provide staff services to support the rental housing board;
- C. Perform such other related duties as shall be required by law, ordinance or the city manager.

2.302.030 – Department operations.

- A. The rental housing board shall provide input to the city manager on the job description for the executive director position, with recruitments for the position to be conducted through the human resources department's recruitment and testing process. The city manager shall seek input from the rental housing board prior to the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.
- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

2.302.040 – Reevaluation.

This ordinance shall be reevaluated by the city council on or before December 10, 2025."

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 3. This ordinance shall take effect upon publication.

Signed and approved this 11th day of December, 2023.

Victor M. Gordo
Mayor

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this 11th day of December 2023, by the following vote:

AYES:	Councilmembers Hampton, Jones, Lyon, Masuda, Rivas, Williams, Vice Mayor Madison
NOES:	None
ABSENT:	Mayor Gordo
ABSTAIN:	None
Date Published:	December 14, 2023

Mark Jomsky
City Clerk

Approved as to form:

Dion O'Connell
Deputy City Attorney

Published on December 14, 2023
PASADENA PRESS

McMillan, Acquanette (Netta)

From: Victor Caballero
Sent: Monday, December 8, 2025 7:58 AM
To: Gordo, Victor; Rivas, Jessica; Madison, Steve; Lyon, Jason; Masuda, Gene; Jones, Justin; Hampton, Tyron; Cole, Rick; City_Council; PublicComment-AutoResponse
Subject: Dec 8, 2025 - Agenda Item 12 - Evaluation of Rent Stabilization Dept.

[!] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Public Comment
Dec 8, 2025 - Agenda Item 12 - Evaluation of Rent Stabilization Dept.

Dear Pasadena City Council:

The ongoing pattern of troubling actions by the Rent Stabilization Department, under the leadership of Helen Morales and dozens of highly paid employees, The Director continues to reach no levels of action without accountability.

Now the director has developed her own report of the RSD to be presented to the City Council on Monday, Dec 8. The report is not accurate and needs to be fully vetted by a third party auditing process.

The body that was supposed to be formed to protect all parties from bad actions has failed to the tune of millions of dollars and long lasting damage to property values and small property owners.

To make matters worse the PRHB which by all accounts is run by the director of RS is rudderless and not a fair representation of the constituents.

City council needs to step up and ask the difficult questions on where the money is going that is 100% the burden of landlords. How is this fair?

Why are tenants not also required to register to be "protected"?

All the smoke and mirrors under the guise of Measure H and the misdirection of parties with very clear agendas to destroy the small property owners of Pasadena and the region.

It is clear that millions that have been spent could have been spent to help those in need much more effectively.

Best regards and happy holidays,
Victor Caballero

McMillan, Acquanette (Netta)

From: Liberty McCoy
Sent: Monday, December 8, 2025 11:38 AM
To: PublicComment-AutoResponse
Cc: Rivas, Jessica; Morales, Margo
Subject: Item #12 comment

Some people who received this message don't often get email from

[Learn why this is important](#)

[1] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Hello,

I am writing to comment on the agenda item #12 - RE-EVALUATION OF THE RENT STABILIZATION DEPARTMENT ORDINANCE AS REQUIRED BY PASADENA MUNICIPAL CODE SECTION 2.302.040 (Rent Stabilization Dept.).

I see that several letters or comments have been sent in by landlords who are actively suing to stop Measure H, or are planning to try and submit a ballot repeal initiative with their group, Pasadena Housing Providers. In fact today a decision is expected regarding the appeal of their lawsuit, which I am sure is anticipated by all parties.

I would like to comment as a proponent of Measure H, and discuss how the Rent Stabilization Department has assisted family members and myself.

One of my close family members is a landlord, who is currently renting to a family member. A member of the department staff patiently walked her through registering her unit online and helped her with a fee waiver, as she qualifies for one for renting to a family member. She noted to me how helpful this person was with helping her with the website to register, as she is an elderly person who sometimes has difficulty using technology. She mentioned how patient they were as well during this process.

As for myself I used the department services when my rent controlled unit, I was sent a notice of rent raise for more than the allowable percent. I submitted this case on the online portal and a staff member contacted my landlord on my behalf to inform them of the correct percent, and my landlord sent a new corrected notice. It was a simple process, and reduced my stress a lot, as I had a staff member advocating for me. Also it assisted in not having a conflict with my landlord, with back and forth creating conflict.

I am pleased that there is a staff board to assist landlords and renters in this city now, when there previously was none, and these matters had to be worked out privately, which sometimes led to large amounts of conflict between tenants and landlords.

I support the department's work, and hope that you will allow it to continue.

Best Regards,
Liberty McCoy
District 5

12/08/2025
Item 12

McMillan, Acquanette (Netta)

From: Bonnie Wallace
Sent: Monday, December 8, 2025 1:29 PM
To: Gordo, Victor; Rivas, Jessica; Madison, Steve; Lyon, Jason; Masuda, Gene; Jones, Justin; Hampton, Tyron; Cole, Rick; City_Council; PublicComment-AutoResponse; Editor@pasadenanow.com; news.star-news@sgvn.com
Subject: Regarding Agenda Item 12 for Tonight's Meeting - December 8.

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Dear Pasadena City Council and Press,

The Rental Stabilization Department (RSD) was established under the premise of supporting and implementing the Rental Housing Board (RHB) and Measure H. Since its creation, the RSD - through the authority of the RHB - has acquired approximately **\$10 million** and spent at least **\$8 million** in just three short years.

The RHB is effectively taxing landlords (and ultimately tenants) to fund a department, along with rules and regulations, that were **not** included or codified in Measure H. The RSD has operated with limited transparency. What we do know is that it hires "consultants" to conduct studies and produce questionable reports, funds promotional campaigns and events, and pays itself generously. Yet there has been **no meaningful audit**, no clear demonstration of public benefit, and no direct answers to straightforward questions. The 17-20 employees within the RSD reportedly earn between **\$50,000 and \$300,000 annually**. This raises a critical question: **What are they doing—and where are the millions going?**

Tonight's agenda calls for a City Council evaluation of the RSD. However, the RSD is effectively grading its own performance, presenting an "outstanding" report of its activities. What is being

12/08/2025

Item 12

left out of that report? Will the Council apply true independent scrutiny?

At this point, both the Rental Housing Board and the Rental Stabilization Department appear to be operating without adequate oversight. The scope of their authority has expanded beyond voter intent, and their spending practices are, at best, deeply questionable.

Thank you for your time and attention to this matter

Bonnie Wallace
Pasadena, District 7

--

Bonnie Wallace

McMillan, Acquanette (Netta)

From: Pasadena Housing Providers <info@pasadenahousingproviders.org>
Sent: Monday, December 8, 2025 1:31 PM
To: Gordo, Victor; Jones, Justin; Hampton, Tyron; Rivas, Jessica; Masuda, Gene; Lyon, Jason; Cole, Rick; Madison, Steve; PublicComment-AutoResponse; City_Council
Subject: Agenda Item #12 for the December 8, 2025, City Council
Attachments: 2023-12-11-ORDINANCE-7417.pdf

Some people who received this message don't often get email from

[Learn why this is important](#)

[!] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Members of the Pasadena City Council,

Regarding Agenda Item #12 for the December 8, 2025, City Council meeting

Our organization, Pasadena Housing Providers, has closely monitored the Rental Housing Board since its creation in early 2023 as well as its subsequent request to create the Rent Stabilization Department. The enabling ordinance that created the newly formed RSD in December 2023 explicitly mandates: **"This ordinance shall be reevaluated by the City Council on or before December 10, 2025."**

Over the past two years, the RSD has implemented new registration and fee systems, initiated enforcement programs, and spent millions of dollars in fee income. While these efforts reflect a commitment to oversight and implementing Measure H, the information provided to the Council and public does not fully capture the department's activities or outcomes.

To support a thorough and constructive review, we respectfully request that the City Council commission a 3rd-party or Internal Affairs report, to be delivered within 90 days. Such a report would provide an objective assessment of the department's operations and help the Council make informed decisions about future improvements.

The report submitted by the Director appears incomplete. Importantly, the independent oversight body, the Pasadena Rental Housing Board (RHB), was not given the opportunity to review this report before submission. When asked about her upcoming presentation at the PRHB meeting last week, the Director stated that the matter was not related to the budget but was solely a "review of the ordinance" (Minute 48:50 of the December 4, 2025 meeting).

We believe a comprehensive review should include operational information that allows the Council to fully understand the department's work over the past two years. Key areas include:

Staffing: Clear details on departmental staffing, organizational layout, and staff turnover.

Budgeting / Finance: Full accounting of expenditures, including millions of dollars spent in fee income.

Scope of the Rental Market: Explanation of the discrepancy in registered rental units, which has declined from 31,316 (Fall 2023) to 24,754 noted on page 7. This impacts the number of paid registrations and could reflect a \$1.4M budget shortfall at the current fee level of \$238.

Registry Vendor Changes: Information regarding plans to replace 3DI and the anticipated impact.

Comparisons to Other Cities: Contextual information on references to other municipal rent registries.

Additional Requests for a Complete Reevaluation

1. Nexus Study on Fees:

Under California law—including the Mitigation Fee Act—any fee imposed by a local government must be proportional to the actual cost of providing the service. A formal Nexus Study is required to confirm that RSD fees are legally justified, proportionate, and aligned with program costs.

2. Survey of Property Owners:

A survey of Pasadena property owners paying these fees would provide insight into administrative burdens, financial impacts, and unintended consequences. Their input should be incorporated into the reevaluation.

The 2023 Council mandate provides an opportunity to ensure transparency, accountability, and efficiency. A carefully prepared, objective report will help the Council make informed decisions that support both effective regulation and a fair, sustainable housing environment in Pasadena.

Sincerely,

Pasadena Housing Providers

Introduced by Councilmember Madison

ORDINANCE NO. 7417

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

SECTION 1. Pasadena Municipal Code, Title 2 (Organization and Administration), is amended to add a new Chapter 2.302 as follows:

“Chapter 2.302 Rent Stabilization Department

Sections

- 2.302.010 - Created – Direction.**
- 2.302.020 - Department functions.**
- 2.302.030 - Department operations.**
- 2.302.040 - Reevaluation.**

2.302.010 – Created – Direction.

Pursuant to Article XVIII of the city Charter, and upon request of the rental housing board, there is created a functional unit of city government known as the rent stabilization department, under the general administration of the city manager, which shall be under the direction and control of the executive director of the rent stabilization department.

2.302.020 – Department functions.

The department shall:

- A. Administer and enforce all laws, ordinances or regulations as they relate to Article XVIII of the city Charter;
- B. Provide staff services to support the rental housing board;
- C. Perform such other related duties as shall be required by law, ordinance or the city manager.

2.302.030 – Department operations.

- A. The rental housing board shall provide input to the city manager on the job description for the executive director position, with recruitments for the position to be conducted through the human resources department’s recruitment and testing process. The city manager shall seek input from the rental housing board prior to

- the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.
- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

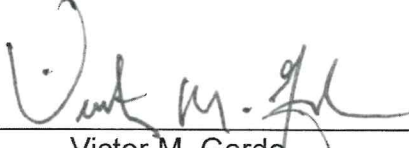
2.302.040 – Reevaluation.

This ordinance shall be reevaluated by the city council on or before December 10, 2025.”

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 3. This ordinance shall take effect upon publication.

Signed and approved this 11th day of December, 2023.



Victor M. Gordo
Mayor

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this 11th day of December 2023, by the following vote:

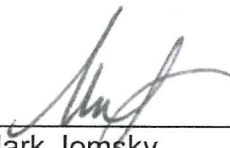
AYES: Councilmembers Hampton, Jones, Lyon, Masuda, Rivas, Williams, Vice Mayor Madison

NOES: None

ABSENT: Mayor Gordo

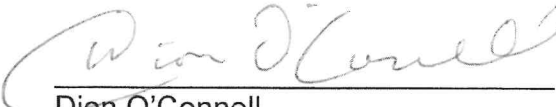
ABSTAIN: None

Date Published: December 14, 2023



Mark Jomsky
City Clerk

Approved as to form:



Dion O'Connell
Deputy City Attorney



Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: December 4, 2023

FROM: CITY ATTORNEY

SUBJECT: ORDINANCE CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

TITLE OF PROPOSED ORDINANCE

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

PURPOSE OF ORDINANCE

As directed by the City Council on November 6, 2023, this ordinance establishes the rent stabilization department in accordance with Article XVIII of the city Charter, approved by Pasadena voters in November 2022. The rent stabilization department would, among its other responsibilities as set forth in Article XVIII of the city Charter, support the Pasadena Rental Housing Board's duties to regulate rent increases in the city, provide eviction protections on certain rental properties in the city, and carry out the other duties set forth in Article XVIII of the city Charter.

The purpose of this ordinance is to create a functional unit of city government under the general administration of the city manager known as the rent stabilization department, led by an executive director. As further directed by the city council, the proposed ordinance has been drafted to expire 24 months after its effective date.

REASON WHY LEGISLATION IS NEEDED

Section 1811(m) of the city Charter allows the Rental Housing Board to request the city's services and requires the city to provide "infrastructure support on an ongoing basis as it

12/11/2023
MEETING OF -12/04/2023-
AGENDA ITEM NO. --17-- 28

would with any other city department." The Rental Housing Board has requested to have a department created for its services, and this ordinance, if approved, would satisfy that request.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED

The Rent Stabilization Department will implement this ordinance. Residential tenants and landlords, as well as the Pasadena Rental Housing Board, will be affected by this ordinance.


FISCAL IMPACT

The Rental Housing Board is required to "finance its reasonable and necessary expenses" (Charter Section 1811(l)), including staffing, though a rental housing fee to be assessed on landlords. The rent stabilization department will therefore be funded from the proceeds of the rental housing fee.

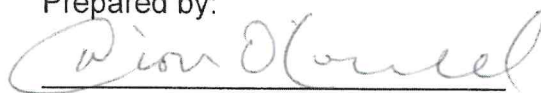
ENVIRONMENTAL DETERMINATION

On November 6, 2023, the City Council determined that the proposed Municipal Code amendment is exempt from California Environmental Quality Act (CEQA), review pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

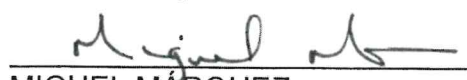
Respectfully submitted,


Michele Beal Bagneris
City Attorney

Prepared by:


Dion O'Connell
Deputy City Attorney

Concurred by:


MIGUEL MARQUEZ
City Manager

Introduced by _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

SECTION 1. Pasadena Municipal Code, Title 2 (Organization and Administration), is amended to add a new Chapter 2.302 as follows:

"Chapter 2.302 Rent Stabilization Department

Sections

- 2.302.010 - Created – Direction.**
- 2.302.020 - Department functions.**
- 2.302.030 - Department operations.**
- 2.302.040 - Expiration.**

2.302.010 – Created – Direction.

Pursuant to Article XVIII of the city Charter, and upon request of the rental housing board, there is created a functional unit of city government known as the rent stabilization department, under the general administration of the city manager, which shall be under the direction and control of the executive director of the rent stabilization department.

2.302.020 – Department functions.

The department shall:

- A. Administer and enforce all laws, ordinances or regulations as they relate to Article XVIII of the city Charter;
- B. Provide staff services to support the rental housing board;
- C. Perform such other related duties as shall be required by law, ordinance or the city manager.

2.302.030 – Department operations.

- A. The rental housing board shall provide input to the city manager on the job description for the executive director position, with recruitments for the position to be conducted through the human resources department's recruitment and testing process. The city manager shall seek input from the rental housing board prior to

the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.

- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

2.302.040 – Expiration.

This ordinance shall expire and sunset 24 months after its effective date.”

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.

- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

2.302.040 —Expiration. *Reevaluation*

be reevaluated by the city council on or before
This ordinance shall ~~expire and sunset 24 months after its effective date.~~ *December 10, 2025*

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 3. This ordinance shall take effect upon publication.

Signed and approved this _____ day of _____, 2023.

Victor M. Gordo
Mayor

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Dion O'Connell
Deputy City Attorney

CORRESPONDENCE

Sabha, Tamer

From: Adam Bray-Ali
Sent: Friday, December 1, 2023 9:23 AM
To: PublicComment-AutoResponse
Cc: Adam Bray-Ali
Subject: Public comment - Item #17 - City Council meeting December 4, 2023

[⚠] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Good morning,

I read with some confusion the agenda item #17 for your upcoming meeting on December 4, 2023 related to the Rental Housing Board and their desire to rewrite the Measure H Charter Amendment and have the city of Pasadena create a new department to administer the duties assigned to the Rental Housing Board.

There is no longer a period of review to be made after 12 months as proposed in earlier meetings.

Why was that review period removed in the proposed ordinance?

As you likely know, the Rental Housing Board, appointed by your city council, have met for 6 months and has agreed to spend more than \$750,000 for consultants, legal advice and PR work in addition to their own operating expenses. They were advanced \$500,000 by the city in 2023 and appear to be preparing for another request of \$500,000 in the coming weeks.

While I applaud the goal of proper oversight and governance to this trainwreck of a law, the city is now making a decision to not follow the actual charter as voted in with Measure H and doing so without consideration of if this should be allowed or reviewed.

The entire Measure H Charter Amendment was written by tenant's rights groups as a dream measure filled with costly taxes, fees, and requirements along with a clearly damaging lack of oversight for the Rental Housing Board who remain unaware of even the most basic dynamics of the real estate industry and marketplace. In recent meetings, the RHB has appeared confused on how to find out who owns property in Pasadena. They have also chosen to adopt rules that discriminate against property owners under the age of 60 who want to move into their own home.

I would ask that your council make 4 changes to the proposed ordinance:

- 1) Require that at least 2 council members attend every Rental Housing Board public meeting to observe and report back to the larger council what is happening at that Board.
- 2) Require that the Rental Housing Board stop spending hundreds of thousands of dollars of government money that will be taxed to property owners through the Measure H rules, without proper financial oversight and competitive billing. The City of Pasadena has oversight rules for all other spending but the Measure H rules empower the RHB to spend without consequence and they have chosen to do so repeatedly in the past 6 months.
- 3) Provide a 12 month review period that requires and provides for public comment in a way that allows the people that will be paying these new taxes to participate. As of right now, only one member of the RHB has any experience as a landlord in Pasadena. The input of property owners is vital to the success of this program and proposed department. Right now, our voices are ignored and publicly belittled by the Rental Housing Board.

4) Require that the proposed Department be carefully reviewed as part of the Charter Reform in 2024.

Sincerely,
Adam Bray-Ali

--
Adam Bray-Ali

Coldwell Banker Residential Brokerage

Sabha, Tamer

From: Simon Gibbons
Sent: Monday, December 4, 2023 9:40 AM
To: PublicComment-AutoResponse
Subject: COUNCIL MEETING AGENDA ITEM 17, DECEMBER 4TH 2023

Some people who received this message don't often get email from

[Learn why this is important](#)

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Council Members,

I write as a resident, voter, and housing provider in Pasadena.

Today's Council meeting includes the first reading of an ordinance to create a Rent Stabilization Department. **I ask that you delay the ordinance until a formal review has been carried out by the City staff.**

Setting up a new department is a complex process that takes time. This ordinance is premature for a number of reasons:

1. The existing Rental Housing Board has demonstrated poor financial management and reporting. It has published only one financial report, that is already out of date (see PRHB agenda, December 6th). In view of the lack of transparent financial reporting, it's not appropriate for the City to take on an unknown financial liability.
2. The Board has made public statements that it may not repay the money that has already been advanced by the City (including the occasion noted below). In view of the Board's unwillingness to guarantee its repayment of public money, it should not be made a City department until this matter has been clarified.
3. The future of the Board/Department is uncertain. The ongoing appeal by the California Apartment Association (in which I am a co-plaintiff), as well as other state legislation, may prevent the Board from setting up a registry to pay for the public funds that have been advanced. It would make sense to delay adding further costs of setting up a City department until the legal situation is more clear.

I write this not to "wreck" the ongoing process of managing rental properties in Pasadena, but out of a concern that this complex process is being rushed and puts the City into a risky situation.

Additional Note - copied from Pasadena Rental Housing Board agenda for December 6th, Item 4, memorandum from Goldfarb Lipman Attorneys:

"FISCAL IMPACT: The request for an additional advance will enable the PRHB to continue to meet its expenses while it establishes the Rent Stabilization Department and implements the Charter Amendment. It is not clear whether the City will request repayment of the advance once the PRHB begins to collect the Rental Housing Fee, but any repayment plan will be part of the budget and must consider the needs for paying the PRHB normal and reasonable costs."

Simon Gibbons (he, him)
Finance Officer

Sabha, Tamer

From: Tyler Werrin
Sent: Monday, December 4, 2023 2:10 PM
To: PublicComment-AutoResponse
Subject: Council Meeting Agenda Item 17 - December 4th 2023

Some people who received this message don't often get email from

[Learn why this is important](#)

[A] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Dear Council Members,

I ask that you delay the ordinance to create a Rent Stabilization Department for a minimum of six months. As you all know, setting up a city department takes time and requires in-depth analysis; specifically a department that will be tasked with regulating a billion dollar industry.

Indeed, the last city department that was created in Pasadena was for the Rose Bowl and it took years to be implemented after careful study, deliberation and review.

No such analysis or studies have been done in regards to the proposed Rent Stabilization Department, nor have any been proposed. This should be the most minimal expectation of our elected officials to ensure the best possible end product is achieved.

Off the top of my head, here's three reasonable avenues of study:

1) The existing staff report is only 1.5 pages long.

1. How can a brand new city department be created with such minimal design? Where did the facts and figures come from? Based on what information? Have these facts been vetted by a third party?
2. The PRHB has not accomplished any of their stated goals over the last six months and has demonstrated poor financial management and reporting. Does the city know what it's getting into? Has the city received an accurate financial report from the PRHB?

2) The claim that there will be "no fiscal impact" is inaccurate and untrue.

1. There isn't even a budget, so how can it be known with certainty that there is "no financial impact" to the general fund?
2. If the fee structure established by the charter amendment does not cover the entire cost of the new city department, who covers the rest? Is it the public? Is it the landlords?
3. If the fee structure grows beyond "fair and reasonable" what happens then? The original fee structure assumed a small independent board, not a large (and growing) bureaucracy. It stands to reason that these fees will have to be much larger than initially pitched to voters to cover the new proposed costs. For reference, the fees were originally pitched to voters as "no more expensive than a Netflix subscription."
4. If the TPA passes in 2024, a California-wide ballot measure that seeks to clarify "fees" versus "taxes", how will the city account for lost revenue due to the redefinition of these terms?

3) There are numerous unknown and unstudied risks!

1. What if costs overrun? Who pays? Who is liable?
2. What if there are lawsuits? Who pays? Who is liable?
3. The PRHB has already stated that it may not repay the money that was ALREADY advanced by the city. This should be clarified before any further steps are taken.
4. If the PRHB has final say over city hires for their new department (as stated in the proposed ordinance), how will this follow established city hiring processes?

All of these questions could and should be investigated and answered within the reasonable pause of six months. The public deserves to know.

Sincerely,

Tyler Werrin

Iraheta, Alba

From: Loren Naiman <
Sent: Monday, December 4, 2023 3:29 PM
To: PublicComment-AutoResponse; Jomsky, Mark; Sinclair, David; Gordo, Victor
Subject: Please read this at the Council Meeting tonight

Some people who received this message don't often get email from

[Learn why this is important](#)

[⚠] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Members of the City Council,

Before voting on the first reading of the ordinance **“CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT”**, I would ask the Council to pause and consider the apparent lack of outreach and some of the unintended consequences associated with this action. Major changes affecting the public, like zoning or the spending of large sums of tax money, has, in the past, always involved solicitation of the thoughts of the stakeholders.

Why is the city rushing to make massive modifications in government without any discussion with the property owners who will be taxed to pay for the changes? This lack of communication leaves the city open to arguments that the stakeholders have been ignored.

In addition, I would ask if the Council Members have considered any of the following potential hazards associated with the passage of the ordinance.

1. Does the employment of staff by the City transform the PRHB fee into a Tax item? By enacting this ordinance, it will be the City that creates this bureaucracy, not the ordinance. The new entity was never even considered in the ordinance, or voted upon by the people. Why should the payment process for these new employees, serving the city and the public, be paid by any means differing from how all other City employees are paid? This would entail the use of tax money from the general fund.
 - a. Who is going to pay for pensions and retirement plans?
 - b. Who will pay workers compensation costs?
 - c. How will civil liability issues be handled?

None of this was contemplated in the Measure.

2. The “Landlord Fee”, funding source, may not be available to pay for bureaucracy in its entirety. A fee is a charge to pay for benefits provided to the fee payers. Has the Council considered the requirements of Knox v. City of Orland (1992) 4 Cal 4th 132, 141. Charges that benefit the public at large, are not fee’s, they are taxes and subject to the restrictions of Proposition 13. Is the City Prepared to pay for the administration of this new division out of taxpayer funds if it is determined that Measure H fees cannot be used for this purpose? Where is the City Attorney opinion on this subject?
3. The Fees are subject to a reasonableness standard. The Measure never contemplated a bureaucracy this large or of this type. Are the payments for the lawyers designated in the Board’s Plan reasonable given the fact that the Measure says the board is to seek help from the City Attorney?
4. How will the City pay for this new entity if the “Taxpayer Protection and Government Accountability Act” passes? Fees from the statute would become tax and would require the vote of a supermajority. Is the City prepared to pay for this entity if that happens?
5. Has the City completely vetted the HR issues associated with these changes? What will happen if the City and the PRHB disagree on the activity of the hearing officers. Who will be in control when the Rental Board has the final appeal rights? How will the City handle potential tort violations or violations of civil rights under color of authority? Does the City think those liabilities will be paid for out of fee’s assessed to the landlords?
6. Has the city considered the liabilities associated with potential findings that the requirements of the statute will be considered “takings” under federal Constitutional principles? Who accepts the liability for this?
7. Who will ensure that the Landlords receive a “Fair Rate of Return” as required by the statute? Is the City prepared to make these findings, or will this be subject to the unsupervised PRHB. Who pays if a mistake is made?

The answers to these, and numerous other questions are not clear. They need to be properly thought out and vetted. The Council should not act until that is done.

Loren Naiman

Sabha, Tamer

From: Morales, Margo
Sent: Monday, December 4, 2023 4:08 PM
To: Public Comment
Subject: AR 17-- Rental Housing Board

Please add the following to public comment for AR17



Margo L. Morales
Field Representative, Council District 5
(626) 744-7147
(626) 744-3814 fax
To Join Our Mailing list go to <https://www.cityofpasadena.net/district5/mailling-list/>

From: "Nancy Novak"
To: "vgordo" <vgordo@cityofpasadena.net>, "district1" <district1@cityofpasadena.net>, "fwilliams" <fwilliams@cityofpasadena.net>, "jjones" <jjones@cityofpasadena.net>, "gmasuda" <gmasuda@cityofpasadena.net>, "jrivas" <jrivas@cityofpasadena.net>, "smadison" <smadison@cityofpasadena.net>, "jlyon" <jlyon@cityofpasadena.net>
Cc: "Lynn Bergh" <lynnbergh@cityofpasadena.net>, "Stephanie Orellana" <stephanieorellana@cityofpasadena.net>, "Sarah Tabora" <sarahtabora@cityofpasadena.net>, "Karl Findley" <kfindley@cityofpasadena.net>, "Shawn Findley" <shawnfindley@cityofpasadena.net>
Sent: Saturday, December 2, 2023 8:24:57 AM
Subject: Rental Housing Board

Dear Mayor Gordo and City Council Members,

As a property owner in the City of Pasadena, we are writing to urge you to require the existing Rental Housing Board to accept the following changes in exchange for being made a new City Department:

- 1) **City Council** makes all final decisions and resolutions passed by the new City Department.
- 2) The new advisory group (formerly Board) will be reformatted with 50% rental housing providers and 50% renters as voting members OR 1/3rd rental housing providers, 1/3rd renters and 1/3rd neutral homeowners in Pasadena.
- 3) Set a Sunset Date of no more than 1 year maximum for the new City Department to exist as an official part of the City with no extensions.

Respectfully,

Nancy R. Novak

Sabha, Tamer

From: Blake Boyd
Sent: Monday, December 4, 2023 5:13 PM
To: PublicComment-AutoResponse
Subject: Agenda Item 17 - Dec 4, 2023 Pasadena City Council

Some people who received this message don't often get email from

[1. Learn why this is important](#)

[⚠] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Pasadena City Council Members:

I hope this message finds you and your loved ones well as we celebrate the Holidays and begin a new year.

As the Pasadena Rental Housing Board has decided they would like to become a city department, I would please caution you take the necessary time and develop a staff report to address the financial, legal and political issues associated with the \$1 Billion dollar per year rental industry.

Not only is it important that the correct legal, financial and political decisions be made, the implementation of such needs adequate scrutiny. The objective is to protect tenants, housing providers, the Pasadena Rental Housing Board and the City of Pasadena.

Thank you for your service,

Blake Boyd
Pasadena Housing Provider, 11 Units

Affordable Housing Services

1516 Navarro Avenue

Pasadena, CA 91103

Members of City Council
Pasadena, CA

Re: Item 28, Future Treatment of Rental Housing Board

Honorable Mayor and City Council of the City of Pasadena:

Tonight the City Attorney and Manager propose that City Council adopt an ordinance pursuant to a request from the Rental Housing Board - i.e., that the City establish a Rental Department/Division that would be under the jurisdiction of the City Manager and deal with rental housing concerns. The Rental Housing Board sought to establish such a department because the Board is presently overwhelmed with responsibilities and requests administrative support from the City, thereby allowing the Board to complete the duties outlined in Measure H in a timely manner.

When this request was discussed by the Council, Council members agreed that in adopting Measure H the voters meant for the Board and City Council to ultimately function separately. In recognition of the Board's current workload, however, the Council agreed to assist the Board in setting up an administrative body under the City's auspices for approximately one year during which time the Board would explore other forms of governance that would be more consistent with the intent of the voters that the Rental Board remain separate from the Council. (For example, the Board might consider incorporating.) The City Council instructed the City Counsel to draft an ordinance, pursuant to which the terms under which Rental Board would separate from the City administration would be set forth.

The ordinance that has been proposed by City Counsel does not address:

1. The issue of the Rental Board ultimately adopting a form of governance separate and apart from the City Manager or the Council's review of said proposed governance in approximately one year;
2. How the Board will separate from the City once the Board determines how it should govern itself. It should be clear that the decision to terminate the relationship with the City should rest with the Board, not the City Manager or the Council; or
3. How the Department's budget should be developed and approved;

*Submitted by
Michelle White
Item 28
12/11/2023*

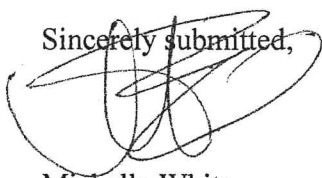
The ordinance should clearly set forth these and other items.

Reportedly, the City Manager is presently considering having the Rental Housing Department administered by someone whose expertise is in technology and the administration of city departments. It does not appear that the proposed Department head would necessarily have expertise in housing or landlord - tenant concerns - the focus of Measure H. The need for rental housing expertise is pressing, given the concerns of the majority of the City's residents and focus of Measure H.

Some of us have spent years developing and advocating for Measure H; from the beginning we were clear that the entity that resulted from this struggle should be separate from, but related to, City departments and divisions whose operations impact the quality of Pasadena's rental housing stock. For example, the expectations were that the Rental Housing body would work closely with Planning's Code Enforcement Division to ensure that families who rent would live in healthy environments and that inspectors would testify in landlord-tenant courts, when necessary and appropriate. Measure H supporters also expected that neighborhood associations would fairly represent the interest of renters, as well as homeowners. Given the importance of Planning Commission's work and how it impacts all Pasadena's residents -not just homeowners- Measure H anticipates the Council will appoint renters to this and other commissions. In addition, the expectation is that the Planning and other commissions will consider equally the concerns of renters, as well as homeowners, when considering such matters as the upzoning and downzoning of areas, the impacts of historic preservation and other issues that have typically been considered the exclusive province of homeowners.

Affordable Housing Services respectfully requests that the ordinance under consideration be amended to better reflect the will of Pasadena voters, the intent of Measure H and the prior instructions of the Council.

Sincerely submitted,

A handwritten signature in black ink, appearing to be "Michelle White", written over the typed name.

Michelle White
Executive Director

McMillan, Acquanette (Netta)

From: Adam Bray-Ali >
Sent: Monday, December 11, 2023 11:56 AM
To: PublicComment-AutoResponse
Cc: Adam Bray-Ali
Subject: Public comment - Item #28 - City Council meeting December 11, 2023

Some people who received this message don't often get email from

[i. Learn why this is important](#)

[A] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. [Learn more...](#)

Good afternoon Council members

I work as a real estate agent in Pasadena, California and am writing to encourage a delay in creating a city department for rent stabilization until a number of very serious unknowns are resolved.

I am not advocating for a removal of Measure H rules and the charter amendment but rather a smart pathway forward that alleviates the known issues that will come up in the near future unless the term sheets are amended. I attended the last council meeting virtually and was dismayed to hear a council member state that all the written correspondence was just trying to revise the Measure H rules and rehash old arguments.

For the past year I have closely followed the formation of the Rental Housing Board and their decisions and resolutions. As of today, the RHB has completed a number of their assigned tasks and appears to be improving in their procurement and spending patterns. After the multiple no-bid contracts approved this past summer, they appear to be on a very positive pathway forward with their hiring committee and their recent RFP and agreement to hire a technology vendor. This is to be applauded and I am grateful to see improvement in this area.

At their meetings, the RHB members have spoken in direct conflict with statements made to the council about their organizational structure needs and budget requirements and I know that the combination of the Measure H Charter rules and the practice of good city governance will cause a number of conflicts that are not addressed in the term sheets created by the RHB and their attorneys.

In particular, I share these concerns:

1) The oversight of the proposed department will be under the interim and then future department chair who must report to the city manager but the Charter Amendment dictates that the Rental Housing Board be placed in the oversight role with no authority given to the city manager unless requested by the RHB. When asked last week if he would be fully in charge of the future employees of the department, the city manager did not answer yes or no. This needs to be very clear and detailed before hiring their proposed 20+ full time employees.

2) The money. The city is required and has followed through on funding the RHB as they start up and begin their new process. As of today, they have requested and received \$500,000 and are requesting another \$500,000. At their most recent board meeting on December 6, a number of the board members stated that they believe these funds will not need to be paid back to the city of Pasadena. They spoke of covid related funds, the city not requiring a payment back for advanced funds and how they expect the city to simply forgive the monies spent already. If they do this, they are in direct violation of the Measure H rules that were promised to voters where the entire budget and funds for the RHB would only be paid by rental property owners. That was determined to be a fee and not a tax. I would suggest that you ask the RHB chair and other members (specifically Allison Henry) to clarify the expectations of how the advance funding will be repaid to Pasadena. The RHB has committed to spend over \$1,000,000 as of now and future requests will start coming in very quickly once employees are hired. The start-up cost estimates prior to the November 2022 election were in the \$300,000 range but it appears that the real number will be closer to \$2,000,000 before a billing and registration system is created.

12/11/2023
Item 28

3) The timing. As one Council member requested clarity on, the RHB has not met the requirements to create a billing and registry system in the first 12 months after the Measure was approved. As of today, they have agreed to pay an outside vendor to create a system and paid a business consulting company to develop the plans and procedures but the system does not work. When asked last week what happens if the RHB does not meet the required timelines, no one seems to have an answer. Their attorney was asked directly at the December 6, 2023 RHB meeting and did not answer the question but stated that the board was not seated until several months after the measure was approved in December 2022. As of today, the RHB has shown they are not following the requirements in Measure H.

4) The Organization. At the Council meeting last Monday, RHB Chairman Bell was asked if the RHB looked at other operational styles like an operating committee or something other than a department. He stated that they had discussed this at multiple board meetings. I have attended those meetings and there has been minimal to no discussion of any other type of organizational structure for the RHB to request and set up. I have spoken at public comments about their passing the power that they have as a board to the city without discussion and been met with shrugs. In short, the paid RHB is not taking their role seriously and wants the city staff and employees to complete the major parts of their Board duties while keeping control of the hiring, staffing and rules. The city attorney should be asked how conflicts will be resolved between city staff and the RHB. The RHB Chairman should be asked for more detail on what they contemplated and what Measure H requires.

Measure H is a complex new set of rules and will cause a number of very serious consequences for housing in Pasadena. I still don't understand who actually wrote the text and it has not been publicized but many of the supporters of the Measure are now members of the RHB and don't seem to understand the inherent conflicts created by the new RHB and how oversight and budgets are organized.

Making a quick decision today to start a new department that may be better served as a sub-division of the Housing Department is not in the best interests of the city without clarifications on the items above.

I thank you for your time and consideration.

Sincerely,
Adam Bray-Ali

--

Adam Bray-Ali
213-399-1940
adam@propertybyadam.com
Coldwell Banker Residential Brokerage
DRE#01859026

Pasadena Press

121 E Chestnut Ave
Monrovia, CA 91016
(626) 386-3457

PROOF OF PUBLICATION
(2015.5 C.C.P.)

State of California)
County of LOS ANGELES)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **Pasadena Press**, a newspaper published in the English language for the city of PASADENA, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of June 29, 2015, Case Number ES018815; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

December 14, 2023

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Monrovia, California,

This 14th day of December 2023

X

Signature

(This space is for the County Clerk's Filing Stamp only)

Proof of Publication of

ORDINANCE NO. 7417

AN ORDINANCE OF THE CITY OF PASADENA CREATING A NEW CHAPTER 2.302 OF THE PASADENA MUNICIPAL CODE TO ESTABLISH A RENT STABILIZATION DEPARTMENT

SECTION 1. Pasadena Municipal Code, Title 2 (Organization and Administration), is amended to add a new Chapter 2.302 as follows:

"Chapter 2.302 Rent Stabilization Department Sections

- 2.302.010 - Created - Direction.**
- 2.302.020 - Department functions.**
- 2.302.030 - Department operations.**
- 2.302.040 - Reevaluation.**

2.302.010 - Created - Direction.

Pursuant to Article XVIII of the city Charter, and upon request of the rental housing board, there is created a functional unit of city government known as the rent stabilization department, under the general administration of the city manager, which shall be under the direction and control of the executive director of the rent stabilization department.

2.302.020 - Department functions.

The department shall:

- A. Administer and enforce all laws, ordinances or regulations as they relate to Article XVIII of the city Charter;
- B. Provide staff services to support the rental housing board;
- C. Perform such other related duties as shall be required by law, ordinance or the city manager.

2.302.030 – Department operations.

- A. The rental housing board shall provide input to the city manager on the job description for the executive director position, with recruitments for the position to be conducted through the human resources department's recruitment and testing process. The city manager shall seek input from the rental housing board prior to the hiring and/or imposition of any discipline of the executive director, if feasible and to the extent allowed by law.
- B. Contracts issued by or through the department shall comply with Article X of the city Charter, city ordinances and administrative procedures.

2.302.040 – Reevaluation.

This ordinance shall be reevaluated by the city council on or before December 10, 2025."

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 3. This ordinance shall take effect upon publication.

Signed and approved this 11th day of December, 2023.

Victor M. Gordo
Mayor

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this 11th day of December 2023, by the following vote:

AYES:	Councilmembers Hampton, Jones, Lyon, Masuda, Rivas, Williams, Vice Mayor Madison
NOES:	None
ABSENT:	Mayor Gordo
ABSTAIN:	None
Date Published:	December 14, 2023

Mark Jomsky
City Clerk

Approved as to form:

Dion O'Connell
Deputy City Attorney

Published on December 14, 2023
PASADENA PRESS

McMillan, Acquanette (Netta)

From: Mai Ishikawa Sutton
Sent: Monday, December 8, 2025 2:30 PM
To: PublicComment-AutoResponse
Subject: Pasadena resident comment re: Rent Stabilization Department (RSD)

Some people who received this message don't often get email from

[. Learn why this is important](#)

[1] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Dear Mayor Gordo and City Councilmembers,

My name is mai ishikawa sutton. I was raised in Pasadena and now I am a tenant in Pasadena Council District 5.

I am here to tell you about my experience with the Rent Stabilization Department and why it is imperative that we allow the Department to continue their good work implementing Measure H.

In late 2024, my roommate and I, who reside at Marengo and Parke Street, discovered that our landlord was violating the rent stabilization ordinance of Pasadena. Despite all the helpful materials online regarding this law, it was still confusing to navigate and calculate how much we were owed by our landlord in overpaid rent over the last several years.

We contacted the Rent Stabilization Department (RSD) and they were incredibly helpful and kind. It was so heartening to find a supportive team in city hall who took the time to navigate this situation with us.

Please protect this critically important public service. If it were not for the RSD, or for the rent stabilization ordinance for that matter, my roommate and I would struggle to continue living in this beautiful city, where I have spent a majority of my life.

Thank you so much for hearing my story.

Best,
mai ishikawa sutton

McMillan, Acquanette (Netta)

From: Dan Huynh
Sent: Monday, December 8, 2025 4:33 PM
To: PublicComment-AutoResponse
Subject: City Council Agenda Item #12, Dec 8 2025

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Dear Mayor Gordo and City Councilmembers,

My name is Dan Huynh and I am a former tenant in Pasadena Council District 3, I currently reside in District 1. I am writing to tell you about my experience with the Rent Stabilization Department and why it is imperative that we allow the Department to continue their good work implementing Measure H.

During 2023 I contacted the RSD with questions about a habitability issue I was having - for weeks there had been a leak in my bedroom. I lived in an older building on N Los Robles at the time and the management company could not locate or patch the leak after several attempts. When I asked if mold would be an issue given the duration of the leak, their remedy was to open a 3 x 8 foot hole in the ceiling and point two fans at it. I could not sleep in my bedroom for over 2 months because it kept raining and the fan had to be left on. Frankly, I didn't feel safe being in the bedroom. When I reached out to the RSD they helped me settle the issue by directing me to Code Enforcement. I initiated a case with the inspector and after two visits, management closed up the hole and fixed the roof immediately. Without RSD to help guide me through the process who knows how long management's excuses would have continued - the department does good work supporting tenants. I am grateful they exist.

Thank you,
Dan

12/08/2025
Item 12