


## McMillan, Acquanette (Netta)

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**From:** Pasadena Housing Providers  
**Sent:** Friday, February 28, 2025 4:53 PM  
**To:** City\_Council  
**Cc:** PublicComment-AutoResponse  
**Subject:** City Council agenda item 8 – eviction defense for wildfire victims

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Dear members of the City Council

In agenda item 8, you will be voting on a proposal made to you by the Pasadena Rental Housing Board.

The agenda item includes a memorandum dated February 27th states that there was a unanimous decision at the PRHB meeting on February 6<sup>th</sup>. However, the modified proposal being presented to you did NOT meet with unanimous agreement at the PRHB meeting of February 27th.

The modified proposal before you has an extended moratorium period of twelve months instead of the six months that had been unanimously agreed. This is much longer than the equivalent regulation agreed by the Los Angeles County Board of Supervisors, and unlike the LA County regulation it contains NO proposal for funding the costs that will fall on landlords if tenants do not pay rent.

We urge you to approve an affirmative defense to keep fire victims housed, but with the following safeguards:

- 1) To set an initial period of six months as unanimously approved by the Rent Board on February 6th, which can then be extended if necessary;
- 2) To charge City staff with developing mechanisms to help landlords with the costs of managing without rental payments for an extended period of time;
- 3) To require more than “self-certification” of financial hardship by affected tenants, as this type of attestation was severely abused during the Covid eviction moratorium.

3/3/2025

Item 8

These changes will allow housing providers to continue to invest in Pasadena, rather than encouraging them to get out of the business altogether.

Respectfully

Pasadena Housing Providers

## McMillan, Acquanette (Netta)

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**From:** Victor Caballero  
**Sent:** Friday, February 28, 2025 5:09 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Mayor and City Council, Urged Not Pass Eviction Moratorium as Presented

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Dear Mayor and City Council,

The proposed tenant eviction moratorium is short sighted and misguided.

There is no protection for property owners who no longer have funds from tenants not paying rent..

If PHRB wants to propose these "protections" to the council , then they should be looking at the whole picture of who is being impacted because it's certainly not just tenants.

On top of that, enabling tenants to self verify is absurd and will certainly encourage unfounded claims.

Stop the one sided agenda of PHRB that hurts small family property owners. PHRB is doing a great job at dismantling family property owners.

PHRB does NOT have a fair and equitable representation of property owners/landlords and the agenda pursued by those who have been put in charge continues to be punitive and costly to housing providers in Pasadena.

As of yet, PHRB has not accounted for the nearly half a million dollars in a no bid contract that was paid to bhyv consultants with one of the principals Agnes Cho working with Ryan Bell..

Mr. Bell serves as the Chair of the PHRB, a clear conflict of interest that should carry immediate dismissal for unethical practices. Have all board members taken required AB 1234 Ethics Training?

Regards,  
Victor Caballero .

3/3/2025  
Item 8

RECEIVED

2025 FEB 31 AM 8:47

CITY CLERK  
CITY OF PASADENA

Pasadena Foothills Association of REALTORS®

1070 E Green Street Pasadena, CA 91106

2/28/2025

Mayor and City Council

City of Pasadena

100 N. Garfield Ave.

Pasadena, CA 91101

Subject: Opposition to Proposed Emergency Eviction Defense Policy

Dear Mayor and City Council Members,

On behalf of the Pasadena Foothills Association of REALTORS® (PFAR) and our members, we write to express concerns regarding the Pasadena Rental Housing Board's recommendation to implement a one-year emergency eviction defense policy for tenants impacted by the Eaton Fire. While we support efforts to assist those experiencing financial hardship due to the fire, we urge the Council to reconsider this proposal for the following reasons:

1. Lack of Clear Definition of "Hardship" – The term "financial hardship" is overly vague and lacks clear parameters. Without specific criteria, the policy could be applied inconsistently, creating uncertainty for both tenants and housing providers. Establishing a defined standard is essential for fair and effective implementation.
2. Inconsistency with County Policy – Los Angeles County has established a six-month eviction defense policy for disaster-related financial hardship. Introducing a separate one-year standard in Pasadena would create unnecessary confusion for tenants and housing providers, especially those operating in multiple jurisdictions. Aligning with county policy would enhance consistency and ease of compliance.
3. Need for Verifiable Documentation – The proposal currently allows tenants to self-certify their hardship under penalty of perjury, which does not provide sufficient safeguards against potential misuse. If a one-year provision is adopted, it should require verifiable documentation, such as proof of lost income or increased expenses directly related to the Eaton Fire. Ensuring



proper documentation will protect both tenants in need and property owners from undue financial burden.

The Pasadena Foothills Association of REALTORS® appreciates the City Council's commitment to assisting residents impacted by the Eaton Fire. However, we urge you to carefully consider these concerns and adopt a balanced approach that provides necessary relief while maintaining fairness and clarity in housing policy.

Thank you for your time and consideration. We look forward to ongoing discussions on this matter.

Sincerely,

Sam Sger

Government Affairs Director

Pasadena Foothills Association of REALTORS®

## McMillan, Acquanette (Netta)

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**From:** Chuck Stanislawski ·  
**Sent:** Saturday, March 1, 2025 5:10 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Monday Night's Pasadena City Council Agenda Item 8 - OPPOSED

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Dear City Council,

After renting housed in Pasadena for over 40 years, this letter is to inform you that I am strongly against the Pasadena Rental Housing Board recommending that the City impose a 1-year EMERGENCY ORDINANCE FOR EMERGENCY EVICTION DEFENSE FOR TENANTS IMPACTED BY THE EATON FIRE. **A City eviction moratorium (a/k/a, eviction defense) is unnecessary as the L.A. County Board of Supervisors just passed a countywide eviction moratorium/defense on Tuesday, February 25<sup>th</sup> that is now in effect and a City specific moratorium will only cause confusion, and we DON'T need any additional confusion relating to my rental properties.**

The County's new countywide eviction moratorium/defense resolution covers renters in ALL 88 incorporated cities, including Pasadena, as well as the unincorporated areas. A new city specific eviction moratorium will only cause huge amounts of confusion among renters and rental housing providers leading to improper implementation and compliance issues. Your duplication of regulations already in existence is an example of incompetence and a waste of the city government's time which of course wastes more of our taxpayer's money, and we have seen too many examples recently of excessive waste, fraud and abuse by the government.

Best Regards,

**Charles G. Stanislawski, M.B.T., C.P.A., C.T.C.**  
*Certified Specialist in Estate Planning by the Institute for Preparing Heirs*



**STANISLAWSKI & COMPANY, INC.**  
A Certified Public Accounting & Business Consulting Firm  
729 Mission Street, Suite 100  
South Pasadena, CA 91030  
P: 626.441.0330 x102 · F: 626.441.3933  
[www.stanislawskiandcompany.com](http://www.stanislawskiandcompany.com)

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**Item 8**

P.S. I imagine a few times each year you are asked to recommend an experienced and reputable C.P.A. firm. I hope our past discussions reflect the experience and enthusiasm which make Stanislawski & Company, Inc. stand out on top of your list of references. Business is great at Stanislawski & Company, Inc. and we are looking for more.


***PRIVILEGED AND CONFIDENTIAL*** *This communication and any accompanying documents are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon this communication is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the attorney-client, accountant-client, or other privileges as to this communication or otherwise. If you have received this communication in error, please contact me at the above email address. Thank you.*

**McMillan, Acquanette (Netta)**

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**From:** Duane Alleman  
**Sent:** Sunday, March 2, 2025 6:39 AM  
**To:** PublicComment-AutoResponse  
**Subject:** Eviction moratorium for fire victims

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As both a landlord and resident of Pasadena I am opposed to a City of Pasadena eviction moratorium for victims of the fire.

The County of LA passed an eviction moratorium last Thursday which includes Pasadena, so for the City of Pasadena to pass a separate similar resolution would cause confusion for both renters and landlords.

Thank you for your consideration.

Duane Alleman

Pasadena, CA

Sent from my iPhone

**3/3/2025**  
**Item 8**



## McMillan, Acquanette (Netta)

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**From:** AB  
**Sent:** Sunday, March 2, 2025 5:28 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Re City Council Agenda item 8 for 3-3-25.

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Has the Rent Control Board quantified the number of tenants who are housed, but lost their income due to the fire?

Is it five? A dozen? Zero? Do they even know? Yet they ask you to impose an eviction moratorium on thousands of apartments across the whole city.

Even though the county already did this. Why create a redundant measure?

Permission to not pay rent would only saddle renters with huge debts they could never repay.

That is bad government.

Good government would be to help that small number of tenants to find new jobs. Perhaps even to provide income subsidies for those few people. But not a blanket restriction on tens of thousands.

This moratorium request is an extreme, irresponsible idea, proposed by fringe elements in the city.

Please exercise your good and reasonable judgement to reject it.

Let the Rent Control Board find those few people who lost their job, and help them find work. But then, we already have an employment office. So why not ask the rent control board to focus on their own job. They don't seem very good at even that. They can barely post their agendas and minutes.

Thank you,

Alan Bair

City resident, and voter.

**3/3/2025**  
**Item 8**

## McMillan, Acquanette (Netta)

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**From:** Blake Boyd <  
**Sent:** Sunday, March 2, 2025 10:11 PM  
**To:** Jones, Justin; Rivas, Jessica; Gordo, Victor; Masuda, Gene; Lyon, Jason; Hampton, Tyron; Cole, Rick; Chapman, Justin; City\_Council\_District\_Liaisons; PublicComment-AutoResponse; Madison, Steve; Sullivan, Noreen  
**Subject:** Agenda Item 8 Monday, Mar 3

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Pasadena City Council:

I hope this message finds you well.

As wisely reasoned by Pasadena Housing Providers and many others, I urge you to approve an affirmative defense to keep fire victims housed, but with the following safeguards:

- 1) To set an initial period of six months as unanimously approved by the Rent Board on February 6th, which can then be extended if necessary;
- 2) To charge City staff with developing mechanisms to help landlords with the costs of managing without rental payments for an extended period of time;
- 3) To require more than "self-certification" of financial hardship by affected tenants, as this type of attestation was severely abused during the Covid eviction moratorium.

These changes will allow housing providers to continue to invest in Pasadena, rather than encouraging them to get out of the business altogether.

Thank you and I look forward to hearing your discussion.

Blessings to you and your families!

Blake Boyd  
Lone Star Properties

3/3/2025  
Item 8



California Apartment Association

RECEIVED  
MAR 3 11 45  
2025  
AM 9:56  
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CITY OF PASADENA

3/3/25

Mayor Victor Gordo & City Council  
City of Pasadena  
VIA Email

**Re: Recommendation for Emergency Eviction Defense for Tenants Impacted by the Eaton Fire**

Dear Mayor Gordo and Council Members:

The California Apartment Association represents local housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a obtainablehousing throughout Los Angeles County.

We strongly urge the City Council to align with Los Angeles County's newly passed emergency tenant protections rather than pursuing a separate eviction defense ordinance. **The County's ordinance already applies to Pasadena**, ensuring tenant protections without the need for additional local measures.

A separate ordinance would create confusion for both tenants and housing providers. Simply following the County's action ensures a uniform standard throughout the region and avoids the complexity seen during COVID-era policies. Additionally, similar pandemic-era policies are still being litigated. As a statewide public policy association, CAA offers proven solutions for the rental housing industry. We serve as a resource for the City Council and staff on housing policy.

Sincerely,

Matthew Buck  
Vice President of Public Affairs  
California Apartment Association

3/3/2025  
Item 8

## Jomsky, Mark

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**From:** Denise Robb  
**Sent:** Monday, March 3, 2025 6:38 AM  
**To:** Thyret, Pam; Thyret, Pam; Jomsky, Mark  
**Subject:** Agenda item 8, and support of eviction moratorium

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Dear Councilmember Lyon, Ms. Thyret and Mr. Jomsky,

I am writing in favor of agenda item 8. Unfortunately, I can't be there today. I'm heading to Sacramento for the march in March tomorrow so I'll probably be asleep by the time agenda item 8 comes up.

I'm writing to you in favor of an eviction moratorium.

As the PTA president for Blair middle/high school I can tell you that we have 58 families who lost their homes and all their belongings. We've been diligently getting everything they own replaced, but the one thing we've struggled with is trying to find them housing.

This is not a time to evict anyone. We should put everything on pause until we can get some semblance of normality.

Anything you can do to help people not lose their homes would be appreciated. We were struggling before the fires to find affordable housing so it's much worse now as I'm sure you all know.

So please support the Rent board vote.

Sincerely,

Denise  
Sent from my iPhone  
Denise Robb, Ph.D.  
Professor of Political Science,  
Pierce College; and  
Joshua's Mommy

***“Those who can make you believe absurdities can make you commit atrocities.”***

(Possibly Voltaire)

3/3/2025  
Item 8



**McMillan, Acquanette (Netta)**

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**From:** Ellen Finkelpearl  
**Sent:** Monday, March 3, 2025 10:59 AM  
**To:** PublicComment-AutoResponse  
**Subject:** tenant protections against evictions

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Dear City Councilmembers,

I am writing in support of the recommendations of the Pasadena Rental Housing Board for a temporary emergency ordinance providing an affirmative defense against eviction for tenants financially impacted by the Eaton Fire. While thousands of our neighbors in Pasadena and Altadena have lost their homes, many have also lost their employment. This was a catastrophic event and nobody should be profiting from it; we all need to share the burden. In addition, the City Council should take measures to ensure that landlords detoxify their rental dwellings. For that matter, Pasadena needs to do much more to help residents determine the level of toxicity around us. My brother contracted lymphoma in NYC as a result of the 9/11 attack, as did many others.. The government lied to the residents living near the site, saying there was nothing toxic to worry about. If Pasadena fails to force landlords to detoxify their rentals and if the city does not conduct a thorough investigation of the presence of toxic substances, the city will be at fault in not protecting residents.

Thank you for your attention.

Ellen Finkelpearl

Pasadena 91104

**3/3/2025**  
**Item 8**

## McMillan, Acquanette (Netta)

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**From:** Mellem, Araceli  
**Sent:** Monday, March 3, 2025 11:56 AM  
**To:** PublicComment-AutoResponse  
**Subject:** FW: Impact of Eviction Moratorium Post Eaton Fire

**From:** Brian Abernathy ·  
**Sent:** Monday, March 3, 2025 11:26 AM  
**To:** City\_Council <ccouncil@cityofpasadena.net>  
**Subject:** Impact of Eviction Moratorium Post Eaton Fire

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Dear Pasadena City Councilmembers,

In the immediate aftermath of the Eaton Fire, I and my staff dedicated significant resources to providing housing for displaced residents. For over a month, I personally worked 65+ hour weeks to expedite the preparation of rental units. My team also worked tirelessly, completing remodels in days that would typically require 1-3 months. This effort was undertaken despite three of our staff members being directly impacted by the fire themselves.

We successfully housed at least a dozen families who lost their homes. However, I am now deeply concerned about the potential extension of the eviction moratorium for non-payment of rent. This policy appears to undermine the very efforts of individuals and businesses who stepped up to assist during a crisis.

We prioritized providing immediate housing solutions, often at significant personal and professional sacrifice. An extended eviction moratorium risks discouraging such proactive responses in future emergencies.

Therefore, I strongly urge the City Council not to extend the eviction moratorium beyond the currently established six-month period mandated by the county.

Sincerely,

Brian Abernathy  
**SGV Management, LLC**  
133 E Duarte Rd, Arcadia, CA 91006  
626-574-0828x6  
[www.sgvmanagement.com](http://www.sgvmanagement.com)

**3/3/2025**  
**Item 8**

**McMillan, Acquanette (Netta)**

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**From:** Mellem, Araceli  
**Sent:** Monday, March 3, 2025 11:56 AM  
**To:** PublicComment-AutoResponse  
**Subject:** FW: Please oppose tonight's Pasadena City Council Agenda Item 8

-----Original Message-----

From: Ahni D Dodge  
Sent: Monday, March 3, 2025 11:04 AM  
To: City\_Council <ccouncil@cityofpasadena.net>  
Subject: Please oppose tonight's Pasadena City Council Agenda Item 8

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Dear Pasadena City Councilmembers:

Please oppose tonight's City Council Agenda Item 8. A City eviction moratorium (a/k/a, eviction defense) is unnecessary as the Los Angeles County Board of Supervisors just passed a countywide eviction moratorium/defense on Tuesday, February 25th that is now in effect and a City-specific moratorium will only cause confusion.

The County's new countywide eviction moratorium/defense resolution covers rents in ALL 88 incorporated cities, including Pasadena, as well the unincorporated areas.

A new city-specific eviction moratorium will only cause huge amounts of confusion among renters and rental housing providers leading to improper implementation and compliance issues.

Please oppose tonight's City Council Agenda Item 8.

Thank you!

**3/3/2025**  
**Item 8**



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**Foothill Apartment Association**  
596 N. Lake St. ste. 204  
Pasadena, CA 91101

2025 MAR -3 PM 12:07

CITY CLERK  
CITY OF PASADENA

March 2, 2025

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

**RE: Opposition to Agenda Item 8 RECOMMENDATION AND REQUEST BY THE PASADENA RENTAL HOUSING BOARD TO ADOPT A TEMPORARY, EMERGENCY ORDINANCE FOR EMERGENCY EVICTION DEFENSE FOR TENANTS IMPACTED BY THE EATON FIRE**

Dear Mayor Gordo and Members of the City Council:

We oppose Agenda Item 8 as the recommendation is both unnecessary and ill-conceived. The County of Los Angeles has enacted a similar affirmative defense for all of L.A. County including the 88 municipalities it encompasses. The terms for attestation in the County protection are well defined, whereas the recommendation from the PRHB sites no terms. The timeframe and lack of any funding to offer directly to landlords is also a glaring oversight. If the PRHB is serious about keeping people housed these would not have been omitted.

The residential rental owners of this city should not be mandated to bear this kind of financial burden without support.

Sincerely,

Leon Khachooni  
Foothill Apartment Association

3/3/2025  
Item 8



**McMillan, Acquanette (Netta)**

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**From:** Mellem, Araceli  
**Sent:** Monday, March 3, 2025 12:09 PM  
**To:** PublicComment-AutoResponse  
**Subject:** FW: Rent Moratorium

**From:** Shawna Saperstein  
**Sent:** Saturday, March 1, 2025 10:07 AM  
**To:** City\_Council <ccouncil@cityofpasadena.net>  
**Subject:** Rent Moratorium

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Dear Council Members,  
I am a housing provider in Pasadena. I am writing regarding Item 8 on the agenda, regarding a 12 month eviction moratorium for wildfire victims. Please consider the negative and unfair impact this could have on housing providers. Like many Mom and Pop providers, I cannot afford the financial burden of having tenants not pay rent for a year, and then having to take them to court when the year is up if they are unable or unwilling to pay what they owe. I, and many others, had to do this at the end of the Covid moratorium, which was not that long ago. I believe victims of the wildfires should receive help, but this help should come from city, state, and federal funds, not small business owners who do not have the finances to cover tenants' rent for a year. It is also concerning that tenants can self-attest that they were affected by the fires. This will inevitably lead to abuse of the moratorium, as it did during Covid.

Thank you for your consideration.  
Shawna Saperstein

**3/3/2025**  
**Item 8**

## McMillan, Acquanette (Netta)

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**From:** Morales, Margo  
**Sent:** Monday, March 3, 2025 12:39 PM  
**To:** Rivas, Jessica; Public Comment  
**Subject:** AR 8 : Strong Opposition to 1 Year Eviction Moratorium

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**From:** Cara Fano  
**Sent:** Friday, February 28, 2025 4:27 PM  
**To:** Gordo, Victor <vgordo@cityofpasadena.net>; Bell, Cushon <cbell@cityofpasadena.net>; DerBoghossian, Megheti <mderboghossian@cityofpasadena.net>; Barrios, Lisa <lisabarrios@cityofpasadena.net>; Sullivan, Noreen <nsullivan@cityofpasadena.net>; Morales, Margo <mlmorales@cityofpasadena.net>; Chapman, Justin <jchapman@cityofpasadena.net>; Thyret, Pam <pthyret@cityofpasadena.net>  
**Subject:** Strong Opposition to 1 Year Eviction Moratorium

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Dear Councilmembers,

I am writing to strongly oppose the Pasadena 1 Year Eviction Moratorium as it will only create more issues for Pasadena and it's residents for the following reasons:

**A City eviction moratorium (a/k/a, eviction defense) is unnecessary as the L.A. County Board of Supervisors just passed a countywide eviction moratorium/defense on Tuesday, February 25<sup>th</sup> that is now in effect and a City specific moratorium will only cause confusion.** The County's new countywide eviction moratorium/defense resolution covers renters in ALL 88 incorporated cities, including Pasadena, as well as the unincorporated areas. A new city specific eviction moratorium will only cause huge amounts of confusion among renters and rental housing providers leading to improper implementation and compliance issues.

**Rental housing providers, especially mom-and-pop owners, cannot afford to carry a non-paying renter for 18 months (6-month moratorium plus 18-month repayment period) as required under the County's eviction moratorium MUCH LESS for 24 months (12-month moratorium plus 12-month repayment period) as proposed in Pasadena as a City eviction moratorium.** As such, many smaller owners will be driven out of the rental housing business by this new mandate, and their affordable rental properties will be taken off the market. Developers will convert the buildings to for-sale luxury condominiums or other luxury housing. This will only further fuel Pasadena's gentrification. Pasadena should not pursue a City eviction moratorium that will only make this problem far worse.

**The County's eviction moratorium already runs too long as it will allow renters to accrue a mountain of back rent over a six-month period (February 1, 2025 – July 31, 2025) extending it to 12-months will only make it DOUBLY unlikely that renters will be able to pay it back without direct rental assistance and/or proper planning.** An eviction moratorium does not stop a renter

from having to pay for their housing, it merely delays the payment date. As such, it is a form of “rent banking” that most renters are unable to properly manage.

**The County’s eviction moratorium sets up renters for failure by failing to include a repayment plan for the 12-month repayment period.** Without requiring renters to pay at least 10% monthly of what is owed, renters will be unprepared when the repayment period ends. As such, they will face civil lawsuits and debt collectors. A City specific eviction moratorium will have even worse results if the moratorium lasts even longer.

**The County’s eviction moratorium invites fraud and abuse by unscrupulous attorneys and irresponsible renters.** It does not require renters to show verifiable proof of financial impact in the form of rental assistance applications, unemployment applications or lists of job-seeking activities. These activities are already required to be conducted in the moratorium but without requiring documentation of these actions, unscrupulous individuals could fraudulently claim the eviction defense. A City specific eviction moratorium will have the same problems unless documentation is required.

### **BETTER ALTERNATIVES**

**If the City wants to help low-income renters financially impacted by the wildfires, then it should start a new direct rental assistance program.** The County has already started two new programs, the Region Worker Relief Fund and the Household Relief Grant program.

**The City should also start a new grant program for mom-and-pop rental housing providers with 20 or fewer units** struggling to pay costs due to lack of rent from non-payment renters utilizing the new County eviction moratorium. The City needs to help small owners stay in business providing needed affordable housing.

Please take the above into consideration.

Best,

Cara Fano



Iraheta, Alba

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**From:** Morales, Margo  
**Sent:** Monday, March 3, 2025 12:44 PM  
**To:** Rivas, Jessica; Public Comment  
**Subject:** AR8 FW: STOP THE INCREASE OF THE EVICTION MORATORIUM

**From:** Sharon Tsukamoto <sharont@cityofpasadena.net>  
**Sent:** Friday, February 28, 2025 8:14 PM  
**To:** Morales, Margo <mlmorales@cityofpasadena.net>  
**Subject:** STOP THE INCREASE OF THE EVICTION MORATORIUM

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DEAR JESS,

**A City eviction moratorium (a/k/a, eviction defense) is unnecessary as the L.A. County Board of Supervisors just passed a countywide eviction moratorium/defense on Tuesday, February 25<sup>th</sup> that is now in effect and a City moratorium will only cause confusion.** The new countywide eviction moratorium/defense covers renters in all 88 incorporated cities, including Los Angeles as well as the unincorporated areas. A new city eviction moratorium will only cause huge amounts of confusion among renters and rental housing providers alike leading to improper use and compliance issues.

**Rental housing providers, especially mom-and-pop owners, cannot afford to carry a non-paying renter for 18 months (6-month moratorium plus 18-month repayment period) as required under the County's eviction moratorium MUCH LESS for 24 months (12-month moratorium plus 12-month repayment period) as proposed in Los Angeles as a City eviction moratorium.**

**The County's eviction moratorium already runs too long as it will allow renters to accrue a mountain of back rent over a six-month period (February 1, 2025 – July 31, 2025) extending it to 12-months will only make it DOUBLY unlikely that renters will be able to pay it back without direct rental assistance and/or proper planning.** An eviction moratorium does not stop a renter from having to pay for their housing, it merely delays the payment date. As such, it is a form of "rent banking" that most renters are unable to properly manage.

**The County's eviction moratorium sets up renters for failure by failing to include a repayment plan for the 12-month repayment period.** Without requiring renters to pay at least 10% monthly of what is owed, renters will be unprepared when the repayment period ends. As such, they will face civil lawsuits and debt collectors. A City specific eviction moratorium will have even worse results if the moratorium lasts even longer.

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Item 8



**The County's eviction moratorium invites fraud and abuse by unscrupulous attorneys and irresponsible renters.** It does not require renters to show verifiable proof of financial impact in the form of rental assistance applications, unemployment applications or lists of job-seeking activities. These activities are already required to be conducted in the moratorium but without requiring documentation of these actions, unscrupulous individuals could fraudulently claim the eviction defense. A City specific eviction moratorium will have the same problems unless documentation is required.

### **BETTER ALTERNATIVES**

**If the City wants to help low-income renters financially impacted by the wildfires, then it should start a new direct rental assistance program.** The County has already started two new programs, the Region Worker Relief Fund and the Household Relief Grant program.

**The City should also start a new grant program for mom-and-pop rental housing providers with 20 or fewer units** struggling to pay costs due to lack of rent from non-payment renters utilizing the new County eviction moratorium. The City needs to help small owners stay in business providing needed affordable housing.

Think about what you are doing to the Housing Providers. We have worked hard to buy a property. It took a long time and sweat equity.

Sharon & Craig Tsukamoto

## McMillan, Acquanette (Netta)

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**From:** Ann-Marie  
**Sent:** Monday, March 3, 2025 1:45 PM  
**To:** Blake Boyd  
**Cc:** Jones, Justin; Rivas, Jessica; Gordo, Victor; Masuda, Gene; Lyon, Jason; Hampton, Tyron; Cole, Rick; Chapman, Justin; City\_Council\_District\_Liaisons; PublicComment-AutoResponse; Madison, Steve; Sullivan, Noreen; PublicComment-AutoResponse; Robin Salzer; Greg Anderson  
**Subject:** Re: Agenda Item 8 Monday, Mar 3

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Dear city Council members,

As a Housing provider in the city, I ask that you please be considerate and recognize how important it is to have a rental housing supply in the city. The restrictions and regulations that you and the Rental registry board are putting upon us are becoming more than onerous. If you would like to still have a broad housing supply, you really do need to listen to voices of the housing providers which provide an extremely necessary product. We are essential providers for the strength and stability of the City Of Pasadena and we need to be recognized as such.

There are many different subsets within the housing supply community. There are very high-end units. There are mid range units. There are very affordable units due to housing providers not keeping up with the market. There really has been a supply for every price range and level of maintenance.

Measure H has sadly distorted the marketplace. And after the onslaught of regulations during the pandemic, most every Housing provider has now raised their rents with extreme regularity on an annual basis because they have to. To keep up with the rising insurance cost, property taxes, maintenance cost, utility cost all which have been on a substantial uptick in rates.

Housing insurance changes have been so substantial that if you are lucky, you still have an insurance policy, but with that insurance policy, your cost could have gone up anywhere between 3 to 10 times the amount of your policy in prior years. If you are unlucky, you have lost your insurance policy coverage and now are stuck looking for an insurance carrier that will provide insurance for you and in the worst case, you can get California fair plan, which is very expensive and covers basically nothing.

When you are considering regulating the housing industry more tonight, think very carefully before you put on more onerous restrictions. This is such an important business that you have in the city and if you destroy the ability for the small individual property owners commonly known as MOM and Pop Housing providers, you will find yourself without the broad housing supply in all the different ranges that we once used to have and the majority of it will be either corporately owned or government owned and run. That will not provide a healthy environment for our beautiful and fair City Of Pasadena.

Hon. Ann-Marie Villicana  
Former Councilmember, district 6

Broker-associate, Attorney-at-law  
Sent from my iPhone

Engel & Völkers

On Mar 2, 2025, at 10:11 PM, Blake Boyd <blakeedwardboyd@icloud.com> wrote:

Pasadena City Council:

I hope this message finds you well.

As wisely reasoned by Pasadena Housing Providers and many others, I urge you to approve an affirmative defense to keep fire victims housed, but with the following safeguards:

- 1) To set an initial period of six months as unanimously approved by the Rent Board on February 6th, which can then be extended if necessary;
- 2) To charge City staff with developing mechanisms to help landlords with the costs of managing without rental payments for an extended period of time;
- 3) To require more than “self-certification” of financial hardship by affected tenants, as this type of attestation was severely abused during the Covid eviction moratorium.

These changes will allow housing providers to continue to invest in Pasadena, rather than encouraging them to get out of the business altogether.

Thank you and I look forward to hearing your discussion.

Blessings to you and your families!

Blake Boyd  
Lone Star Properties





# AAGLA

*"Great Apartments Start Here!"*

Janet M. Gagnon  
Senior Vice President, Government  
Affairs & External Relations  
janet@aagla.org  
213.384.4131; Ext. 309

March 3, 2025  
Via Electronic Mail

Hon. Mayor Victor Gordo  
and the Members of the Pasadena City Council  
Pasadena City Hall  
100 North Garfield Avenue, Room S249  
Pasadena, California 9

RECEIVED  
2025 MAR -3 PM 2:43  
CITY CLERK  
CITY OF PASADENA

Re: Eviction Moratorium – Agenda Item 8

Dear Mayor Gordo and Members of the Pasadena City Council:

The Apartment Association of Greater Los Angeles (AAGLA) represents rental housing providers throughout Los Angeles, Ventura and San Bernardino counties. More than 80% of our membership are mom-and-pop owners with 20 or fewer units. We have extensive experience with the Los Angeles County Board of Supervisors' recent resolution and are eager to share our knowledge with you.

### Eviction Moratorium (a/k/a, Eviction Defense)

The Pasadena Rental Housing Board (PRHB) held a "special meeting" on Monday, February 27<sup>th</sup> during which the eviction moratorium received little discussion and was forced through by Board Chair, Ryan Bell over the questions of other Board members. Despite the PRHB report that the vote was "unanimous", there was no substantive discussion regarding the recently passed resolution by the County Board of Supervisors nor any specific aspects that warranted additional consideration by the Pasadena City Council.

The Los Angeles County Board of Supervisors passed a resolution on Tuesday, February 25<sup>th</sup> that created a new countywide eviction moratorium for all 88 incorporated cities, including Pasadena as well as the unincorporated areas. It is already in effect countywide.

This moratorium is focused on protecting renters that were financially impacted by wildfires by as little as 10% of their average monthly household income. This is already an extremely low requirement as it means that an individual could lose as little as 1 in 10 jobs as an independent consultant and still qualify for the eviction defense.

The eviction defense requires a renter to provide written notice to the owner under penalty of perjury that they are: (i) currently seeking new work, (ii) applying for unemployment benefits or (iii) applying for rental assistance from FEMA, Los Angeles County's two new funds (Worker Relief Fund or Household Relief



# AAGLA

*"Great Apartments Start Here!"*

Grant), or other sources. This was included to encourage individuals to actively seek new/additional work or other sources of funding to be able to stay current on their rent, if possible.

The eviction defense provides a 6-month eviction moratorium with an additional 12-month repayment period. This means that rental housing providers would be without the owed rent for up to **18 months**. This will cause extreme damage to mom-and-pop owners already struggling with mass amounts of unpaid rent due to the COVID-19 moratoriums. An even longer eviction moratorium of 1 year was originally considered and rejected based on the fact that it would create such a huge amount of back rent that it was extremely unlikely that any renter would be able to pay it back. This was a compromise between 3-months as an "urgency" item to allow a brief pause to allow renters to get back on their feet without falling too deeply into debt.

Unfortunately, the resolution does not contain a repayment plan by requiring a minimum payback percentage per month during the repayment period. So, it is possible that some renters will either forget or choose not to pay the back rent owed despite receiving new work or rental assistance and wind up owing the full amount at the end of the repayment period.

While the resolution does not include all the safeguards that we would have liked to see included, it does represent a balance between allowing individuals financially impacted by the wildfires to temporarily fall behind in rent that is owed without accruing so much that repayment would be nearly impossible.

We urge the Council to promote the existing Countywide resolution rather than creating an additional City ordinance to avoid confusion amongst renters and owners that would result in improper utilization and compliance issues. We also urge the Council to consider creating its own direct rental assistance program either for financially impacted low-income renters and/or small housing providers with renters unable to pay the rent due to the wildfires.

Thank you for your time and consideration. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at [janet@aagla.org](mailto:janet@aagla.org).

Sincerely,

*Janet M. Gagnon*

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles



**Iraheta, Alba**

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**From:** Lorynne Young < >  
**Sent:** Monday, March 3, 2025 3:54 PM  
**To:** PublicComment-AutoResponse  
**Subject:** Protect tenants who are victims of the Eaton Fire

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

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Dear Mayor Gordo and Council Members;

I am a tenant living in Justin Jones district. I am extremely worried about my fellow tenants who have lost their apartments in the recent fire, or whose units have suffered damage from toxic smoke and ash. Many landlords are using this damage as an excuse to evict tenants with no assurance that they can return to their apartments, or are simply refusing to do any remediation for the smoke and ash damage. This is clearly a move by greedy landlords to use the horrific wildfire as an excuse to raise rents beyond the allowable limits under Pasadena rent control.

I am also a member of the Vestry at All Saints Episcopal Church and chair of the Peace and Justice Ministries. As you know we were deeply involved in helping those who were evacuated and/or lost their homes in the fire. Helping those around us who are in need is basic to our Christian faith, and should be foremost in the work of the City Council as we strive to recover from the fire and make Pasadena whole again.

I urge you to take the necessary action to protect tenants from illegal rent increases and unfair evictions, and to force landlords to clean apartments that suffered damage from the fire, toxic smoke and ash. Tenants deserve a clean, safe space to live in and must be guaranteed the right to return to their apartments at their current rent.

Sincerely,  
Lorynne Young

Pasadena, 91101

03/03/2025  
Item 8

## Iraheta, Alba

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**From:** cityclerk  
**Sent:** Monday, March 3, 2025 4:37 PM  
**To:** Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Soo, Christine; Ashikyan, Elizabeth; Padilla, Adrian  
**Subject:** FW: Council meeting item #8 - Monday March 3, 2025

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**From:** Adam Bray-Ali  
**Sent:** Monday, March 3, 2025 4:35:54 PM (UTC-08:00) Pacific Time (US & Canada)  
**To:** cityclerk <cityclerk@cityofpasadena.net>  
**Subject:** Council meeting item #8 - Monday March 3, 2025

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Good afternoon City Council,

This evening on your council agenda is a suggestion from the Rental Housing Board for a blanket moratorium on rent payments in the City of Pasadena for over a year. There are claims that this was a unanimous request by the Rental Housing Board but that is just the first of many lies and omissions you will discover as you ask questions on this topic today.

You and your council are being asked to vote on a Pasadena specific moratorium that allows every tenant in the city to claim they are impacted by the fire and not pay rent for a year. With no recourse by the property owner and no funding mechanism to make them whole. Everyone in the city has been impacted by the fires. On the day of the fire, we opened our doors to friends that lost their home and for the past 2 months, other friends moved into an apartment I own nearby. In both cases, we haven't charged a penny and we opened our doors to those in need and know that many others have done the same. **Based on the current rules across every city in LA County, any renter can self attest a hardship and not pay rent for 6 months. The reward for renting to people in this time of need is to potentially bankrupt them? Why would you want to make this harder in Pasadena's rental market?**

The combination of events that lead us to this moment are not the same as in March 2020 when you and your predecessors voted in an emergency moratorium when we faced a global pandemic but the people 'demanding' this are the same. The Rental Housing Board has been in place since May of 2023. In their charter is the task to develop a rental registration system and eviction tracking tool. You will see that nowhere in their public meetings or in the 'demand' for a moratorium on evictions for non-payment of rent is any verifiable data about what they are claiming is a crisis of eviction in the City of Pasadena.

Since November 2022, the law in the city requires that any eviction filing be registered with the Rental Housing Board. The board received at least \$1,000,000 in City and Federal ARPA funds to develop these systems and has failed to complete the task leaving the city without any insights into the next phase of the longer term goal of the Chairman of the Rental Housing Board, Ryan Bell.

03/03/2025  
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Chairman Bell has been a man on a mission looking for any possible opportunity to socialize all rental housing, placing control of private property into the hands of his appointed board and claiming that our economy is based on destroying working class people. The reality is that Bell and several other members of the RHB are using the horrific fires of January 2025 towards their dream that no tenant be obligated to pay rent and that every small property owner in the city be driven into bankruptcy.

Others will write letters asking you to consider the economics, some may explain in great length how the moratoriums and rent freezes in our region harmed many property owners and exacerbated a lack of housing in the community. Our neighbors from the Socialists of Caltech will undoubtedly arrive with their scarves and masks while espousing anti-semitic phrases.

I encourage you to thank the Rental Housing Board for their suggestions, ask to see the data they control about eviction filings and question when they intend to pay the \$1,000,000 back to Pasadena that the same Board members that wrote Measure H claimed would only be charged to landlords in the city.

Thank you,  
Adam Bray-Ali



**Ryan Bell**  
Chairman  
Pasadena Rental Housing Board

Nominated by:  
**Steve Madison**  
Pasadena Vice Mayor  
**Apr 19, 2023**  
[smadison@cityofpasadena.net](mailto:smadison@cityofpasadena.net)  
**626-744-4739**  
<https://www.cityofpasadena.net/district6/contact>

**December 21, 2022**

"We were being cautious because we needed to win an election and try to alienate as few people as possible while still being clear about what we were demanding."

"What I really wanted to tell developers and landlords during the campaign was that our eventual goal is to convert that housing into public housing."

**-Ryan Bell**



Click on the link or scan the QR code to know the story

<https://jacobin.com/2022/12/pasadena-tenants-union-rent-control-measure-h-organizing>

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representing the interests of Pasadena property owners.  
[www.PasadenaHousingProviders.com](http://www.PasadenaHousingProviders.com)

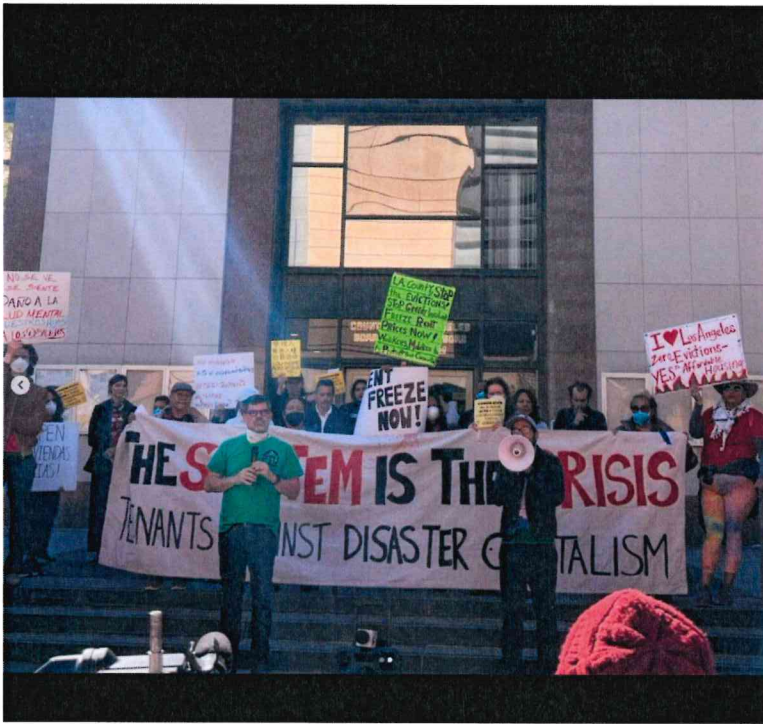
# PASADENA RENTAL HOUSING BOARD CHAIRMAN AND ASSOCIATES

Charles Xu.

Ryan Bell



Bea Rooney



ryanbell · Follow  
Kenneth Hahn Hall of Administration

ryanbell It was an honor to represent my tenants union—@pasadenatenantsunion—at this powerful @latenants rally at the Board of Supervisors this morning. We demanded from the Board of Supervisors an eviction moratorium and rent freeze so folks can recover from this emergency created by the LA fires.

Jan 21, 2025

kearstiny So proud of this work! 🙌  
1w Reply

faizahm 🙌  
2w Reply

48 likes  
January 21

Adam Bray-Ali

Coldwell Banker Residential Brokerage  
DRE#01859026