

McMillan, Acquanette (Netta)

From: Sean Wakasa
Sent: Saturday, March 15, 2025 6:15 PM
To: PublicComment-AutoResponse
Subject: Vote YES on Pasadena Tenant Protections

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Dear City Council,

I am writing to urge you to **vote YES on item 17 and item 19** of City Council's March 17th agenda which would provide tenant protections to Pasadena residents, especially those whose income was affected by the Eaton fires.

I am fully supportive of item 19, Affirmative Defense Against Eviction for Fire-Affected Tenants, because I have seen first-hand how dependent the community is on free water, food, and clothes. In my two months volunteering with the Pasadena Job Center to distribute donated clothes, food, and water, over 12,000 volunteers helped distribute these donations to 46,000 families. I saw countless donation beneficiaries come on foot or public transit to the job center's distribution and decide how much water/produce/diapers they could physically carry on the trek home. These beneficiaries, many of them renters, need protections from evictions while they recover from the fire and begin the long process of rebuilding their lives.

As eviction due to non-payment of rent is one of the most common ways people become houseless, **I urge city council to vote YES on item 19** to prevent further houselessness in the aftermath of the Eaton fires.

Best,
Sean Wakasa

McMillan, Acquanette (Netta)

From: Teresa Valenza
Sent: Sunday, March 16, 2025 12:11 PM
To: PublicComment-AutoResponse
Subject: Vote YES on Pasadena Tenant Protections

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Dear City Council,

I am writing to urge you to **vote YES on item 17 and item 19** of City Council's March 17th meeting agenda which would provide tenant protections to Pasadena residents, especially those whose income was affected by the Eaton fires.

I am fully supportive of item 19, Affirmative Defense Against Eviction for Fire-Affected Tenants, because people who were victims of natural disasters didn't just lose their homes - they lost the financial ability to pick themselves back up and get back into a new place as well. Item 19 should be seen as an obvious extension of the emergency help we gave during the fires themselves.

As eviction due to non-payment of rent is one of the most common ways people become unhoused, **I urge city council to vote YES on item 17 and 19** to prevent more people from becoming unhoused in the aftermath of the Eaton fires.

Best,
Teresa



TERESA VALENZA | ACTOR~DANCER~WRITER
| SAG~AFTRA | EMC
| website: <https://resumes.actorsaccess.com/teresavalenza>



McMillan, Acquanette (Netta)

From: David Arcia
Sent: Sunday, March 16, 2025 1:30 PM
To: PublicComment-AutoResponse
Subject: Vote YES on Pasadena Tenant Protections

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Dear City Council,

I am a constituent of Pasadena city district 3 and I am writing to urge you to **vote YES on item 17 and item 19** of City Council's March 17th meeting agenda which would provide tenant protections to Pasadena residents, especially those whose income was affected by the Eaton fires.

I am fully supportive of item 19, Affirmative Defense Against Eviction for Fire-Affected Tenants, because victims of the fire need to rebuild their lives without fear of landlords or evictions. It is critical to provide as much support as possible to them during this vulnerable time.

As eviction due to non-payment of rent is one of the most common ways people become unhoused, **I urge city council to vote YES on item 17 and 19** to prevent more people from becoming unhoused in the aftermath of the Eaton fires.

Best,
David Arcia

McMillan, Acquanette (Netta)

From: Austin Kahn
Sent: Sunday, March 16, 2025 11:41 PM
To: PublicComment-AutoResponse
Subject: Vote YES on Pasadena Tenant Protections

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Dear City Council.

I am writing to urge you to **vote YES on item 17 and item 19** of City Council's March 17th meeting agenda which would provide tenant protections to Pasadena residents, especially those whose income was affected by the Eaton fires.

I am fully supportive of item 19, Affirmative Defense Against Eviction for Fire-Affected Tenants. My family's house burned down in the fire. I experienced forced displacement first hand for the first time in my life this past January. It is horribly destabilizing. I know and care about many people in Pasadena whose family economies are dependent on the work in they do in areas that were impacted by the fires. They are really struggling to make ends meet in this new post-fire reality. The fire already did so much to displace those whose housing was destroyed (like the case of my family). I think these are small, but important steps that Pasadena can take to ensure that even more people who were negatively impacted by the fires do not lose their housing as a result of the additional economic precarity it produced.

As eviction due to non-payment of rent is one of the most common ways people become unhoused, **I urge city council to vote YES on item 17 and 19** to prevent more people from becoming unhoused in the aftermath of the Eaton fires.

Best,
Austin Kahn

McMillan, Acquanette (Netta)

From: Stephanie Bower <
Sent: Monday, March 17, 2025 9:34 AM
To: PublicComment-AutoResponse
Subject: please vote YES on Pasadena Tenant Protections

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Dear City Council:
Homelessness is already a big problem in Pasadena. Let's not add to the disaster and pile more tragedy onto those already devastated by the Eaton fires. I urge you to vote YES on Items 17 and 19 for the good of all Pasadena.

Sincerely,
Stephanie Bower

McMillan, Acquanette (Netta)

From: maria
Sent: Monday, March 17, 2025 12:27 PM
To: PublicComment-AutoResponse
Cc: Hampton, Tyron; Cole, Rick; Jones, Justin; Masuda, Gene; Rivas, Jessica; Madison, Steve; Lyon, Jason; Gordo, Victor
Subject: Urgent: Vote YES to Protect Renters in Pasadena

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Dear Mayor Gordo and City Council Members,

As a resident of Pasadena's District 5, I am reaching out to express my strong support for items **17** and **19** on the agenda for the March 17th City Council meeting. These items represent a crucial step in providing tenant protections, especially for those whose livelihoods have been affected by the Eaton fires.

While I fully support the efforts outlined in item 19, I also urge you to consider moving the protection period to begin on January 1st, rather than February 1st. Many tenants pay rent at different times depending on their lease terms, and some renters may have already been displaced due to fire damage, power outages, or unsafe living conditions starting on January 8th. Without retroactive protections, these tenants might have already spent money on temporary shelter, food, or transportation, making it even harder to pay rent before the protection period starts.

Eviction due to non-payment of rent is one of the leading causes of homelessness, and these ordinances can help prevent further displacement in our community, particularly for those whose livelihoods have been disrupted by the fires.

I am confident that by ensuring proper outreach and considering retroactive protections, Pasadena can provide a lifeline to those most in need and prevent further harm to our community in the aftermath of this disaster. We have all directly and indirectly experienced this trauma and are still healing.

Thank you for your attention to this urgent matter. I look forward to your leadership in ensuring that no one is left behind in receiving these critical tenant protections.

I urge you to vote **YES** to safeguard renters in our community!

--
With gratitude,
María G. Castellón (she/her/ella)

McMillan, Acquanette (Netta)

From: Kelly Landaverde
Sent: Monday, March 17, 2025 12:26 PM
To: PublicComment-AutoResponse
Subject: Vote YES on Pasadena Tenant Protections

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Dear City Council,

I am a constituent of Los Angeles City District, District 11, and I am writing to urge you to **vote YES on item 17 and item 19** of City Council's March 17th meeting agenda which would provide tenant protections to Pasadena residents, especially those whose income was affected by the Eaton fires.

I am fully supportive of item 19, Affirmative Defense Against Eviction for Fire-Affected Tenants, because I personally witnessed the devastation and despair of Pasadena residents while volunteering at the Pasadena Job Center. I saw countless families with children come in to receive aid and it was a heart-wrenching experience to see so many young children living during such an uncertain time. As a public health graduate, I cannot begin to imagine the lifelong health and developmental impacts these children will experience as a consequence of such a traumatic event. Coupling the loss of a home and their belongings, with eviction, is heartless and will have impacts on these children for generations to come.

As eviction due to non-payment of rent is one of the most common ways people become unhoused, **I urge city council to vote YES on item 17 and 19** to prevent more people from becoming unhoused in the aftermath of the Eaton fires.

Best,
Kelly Landaverde

McMillan, Acquanette (Netta)

From: Bert Newton
Sent: Monday, March 17, 2025 1:36 PM
To: PublicComment-AutoResponse
Subject: item 17, eviction protection

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Dear Mayor and City Council,

My wife and I know of an asylum-seeking family that was turned out of their rental unit a few years ago because the landlord said that they were taking it off the market only to put it back on the market a short time later. So we know these things happen in Pasadena.

I'm now hearing reports from service agencies of undocumented households whose tenancies are being terminated for dubious reasons.

The rental market is flooded with displaced people looking for units to rent, so rents are already starting to rise. In late February, the [Washington Post](#) was reporting that rents had already risen 20%, with rents in some neighborhoods closer to the burned areas more than doubling. The increase in rents gives incentive to landlords whose units are subject to rent control to find a way to evict tenants so that they can raise rents.

While some of those rent increases are illegal (not all, it depends on the situation), even the 10% increase allowed by law after an eviction will incentivize landlords to find a way to evict tenants from units covered by Pasadena rent control because 10% is much higher than the 3% allowed under rent control.

After the fires in Maui in 2023, [rents rose 50% for those who lived or worked in the burn zones](#) after the fires. Rent increases were even higher for fire-impacted families renting homes with three bedrooms or more, who saw increases of up to 80% or more. On the whole island of Maui, rents rose 20%-30%, and homelessness doubled in the State of Hawaii.

The Legal Aid Society of Hawaii reported that in the first seven months after the fire, the number of Maui [residents who sought help with evictions grew by 50%](#) compared with the seven months before the fire.

The Maui Tenants and Workers Association said they received scores of calls from tenants whose landlords were using loopholes to raise rents or force them out and charge more to the next tenants.

All this happened despite the governor of Hawaii taking steps to halt rent increases and evictions because there were too many loopholes, one of the big ones being that landlords could raise the rent as high as the heated market would allow after an eviction.

So we need eviction protections!

3/17/2025
Item 17

In addition to calling for a rent freeze and eviction moratorium, I ask that you recommend to the city council that it goes on record in support of AB 246, a rent freeze for L.A. County that will halt any rent increases.

--

Rev. Bert Newton

Making Housing and Community Happen

My Podcast

"Blessed are the poor, for they will inherit the land." Matthew 5:5 EWN Translation

McMillan, Acquanette (Netta)

From: Gloria Newton
Sent: Monday, March 17, 2025 1:44 PM
To: PublicComment-AutoResponse
Subject: March 17 2025 Agenda: Support Eviction Protections (Items 17 and 19)

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Dear Mayor and City Council,

I'm writing today in support of the eviction protection measures that are being presented to you today. As a homeowner, I do not have the stress of housing insecurity that many renters do. Therefore, I feel it is my responsibility to speak up for those who may be afraid to do so.

It is an unfortunate fact that I'm used to seeing people standing next to freeway off ramps holding signs asking for money. What I'm **not** used to seeing is mothers and fathers with children sitting next to off ramps or the driveway into Ralph's grocery store parking lot doing the same. It's possible that these families lost their homes during the fires, but it's also possible that they have been evicted for dubious reasons so that the landlord can raise rents, since this is only allowed between tenancies. What is clear is that there are families in desperate situations. That's why we need to have eviction protections during this time of especially acute housing needs.

I don't want to get used to seeing families begging for handouts. We need to do everything we can to stop this from becoming the new normal. Please adopt measures that will protect our renter households and prevent further displacement, distress, and homelessness, especially in the aftermath of the Eaton Fire.

Thank you for addressing these matters, and for all your concern and work on behalf of Pasadena's vulnerable citizens.

Best regards,
Gloria Newton
District 5

"Start where you are.
Use what you have.
Do what you can."
--Arthur Ashe

McMillan, Acquanette (Netta)

From: simon
Sent: Monday, March 17, 2025 3:33 PM
To: PublicComment-AutoResponse
Subject: Item 17 - oppose

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Members of the City Council

The proposal made by the Pasadena Rent Control Board in item 17 is excessive and unreasonable for several reasons:

- It is designed to extract punitive damages from small-scale owners who are forced to change their plans within two years
- It implements vacancy control by stealth for up to five years, even though the residents of Pasadena voted against Prop 33 in November by a considerable margin
- It creates an unfair burden for property owners to track former tenants for ten years, when even the IRS only requires records be kept for seven years.

Even worse, this proposal blocks the redevelopment of ageing housing stock in Pasadena, by placing unreasonable burdens on replacement construction. We have seen the dire impact of the Rent Board's previous overreach on the sale of affordable apartments by owners who can no longer do business here. This latest attempt to override the vote on Prop 33 will only exacerbate the situation.

Finally, the recommendation is alleged to have come from meetings on November 7th and 21st. There's no evidence about the meeting on November 21 because the minutes have STILL not been published. The Rent Board fails to follow basic principles of good governance, and you should treat their claims with caution.

Please advise your staff to investigate closely the damage that is being done to rental housing in Pasadena, and to consider how stealth vacancy control will make things worse.

Simon Gibbons (he, him)
Finance Officer
BT Shepherd LLC

Pasadena CA 91107

3/17/2025
Item 17

Iraheta, Alba

From: Dan Huynh
Sent: Monday, March 17, 2025 3:45 PM
To: PublicComment-AutoResponse
Subject: City Council Agenda Item 17 and 19

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Dear mayor and council members,

Thank you for the leadership you have shown during the last few months as our community starts the process of recovery after the LA County fires. It has been an unprecedented few months therefore, I am writing to strongly urge you to **adopt the Rent Board's recommendation to pass an ordinance adopting ALL protections for tenants under the Ellis Act**. Tenants who have lost or are in danger of losing their homes due to their landlords withdrawing the rental units from the market need a local Pasadena ordinance on their side. **Keeping our community members housed requires an ordinance with strong language that provides for:**

- **first right of refusal if the landlord re-rents the unit within 2, 5, and 10 years**
- **punitive damages if the landlord re-rents without notifying previous tenants within these timelines.**

Lastly, I ask that you **urgently vote YES on PTU's recommendations to support tenants who have lost income** due to the disastrous fires across LA County. Now is the time for us to expand definitions of eligibility and include as many tenants as we can to stem the rise in homelessness in our city.

Sincerely,
Dan
District 1

3/17/2025
Item 17 & 19

Iraheta, Alba

From: Bin Lee
Sent: Monday, March 17, 2025 3:54 PM
To: PublicComment-AutoResponse; Hampton, Tyron
Subject: Agenda items 17 & 19 SUPPORT

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Dear city council,

I support recommendations from Rental Board for #17 and recommendations for #19 from PTU. These will help keep Pasadenans in Pasadena.

Please support these recommendations.

Thanks,
Bin Lee
District 1 homeowner

3/17/2025
Item 17 & 19

McMillan, Acquanette (Netta)

From: Blake Boyd
Sent: Monday, March 17, 2025 4:41 PM
To: PublicComment-AutoResponse; Masuda, Gene; Lyon, Jason; Rivas, Jessica; Cole, Rick; Hampton, Tyron; Madison, Steve; Gordo, Victor; Jones, Justin
Subject: OPPOSE Item 17

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Dear Council Members:

I strongly urge you to oppose the continued advances by the PRHB to do an end run around the Ellis Act.

While supporting Prop 10 in 2018, Prop 21 in 2020 and Measure H in 2022 by approximately 8%, Pasadena voters have since realized that extreme rent control is not beneficial to the rental housing industry. Pasadena voters responded to Prop 33 in 2024 with a resounding 12% AGAINST extreme rent control.

Further, please proceed with caution on any recommendations by the PRHB as they have yet to produce the minutes from the Nov 21, 2024 meeting.
That's 4 months!

Personally, I will likely sell my 11 units to condo developers and exit the rental market in Pasadena in the near future. A disturbing trend that will further diminish the supply of rental housing in Pasadena.

Regrettably,

Blake Boyd
Lone Star Properties, LLC

McMillan, Acquanelle (Netta)

From: Rashna D
Sent: Monday, March 17, 2025 4:08 PM
To: Rivas, Jessica; PublicComment-AutoResponse
Subject: Public Comment for 3/17/25 City Council Meeting - Agenda Items 17 & 19

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To City Council,

Many tenants are still suffering from the impact of the fires and as a member of our community I strongly feel the city council members listen to and pass all the recommendations made by the Rental Housing Board and the Pasadena Tenants Union.

For Item 17: I urge you to adopt the Rental Housing Board's recommendations as follows:

- Adopt the Rental Housing Board's recommendation to pass an ordinance adopting all available tenant protections provided under the Ellis Act.
- Article XVIII expresses the intent that all the available protections under the Ellis Act be adopted.
- Many other cities with rent control have done the same and adopted all available protections and this is a common sense measure. Pasadena should be leading the way in LA County for tenant protections.

For Item 19: Pass the eviction protection ordinance with all the improvements recommended by the Pasadena Tenants Union as follows:

- Change the ordinance to apply to those impacted by any of the fires in LA County. Currently the ordinance only protects those directly impacted by the Eaton Fire, but many Pasadena tenants work in areas impacted by the other fires in the county.
- Change the "Protection Time Period" to begin January 8, 2025 instead of February 1, 2025. Many tenants do not necessarily owe rent on the 1st of the month and began losing income as soon as the evacuation orders took effect.
- Add a lower loss of income threshold for rent-burdened tenants. Amend the definition of "Financial Impact" to qualify rent burdened tenants (those who pay more than 30% of their income to rent, as per the US Department of Housing and Urban Development's definition) who have lost at least five percent 5% of their average monthly household income. For rent burdened tenants living paycheck to paycheck, a 10% loss of income is huge, and many would not make rent with even a 5% loss in income.
- Extend the timeframe within which tenants must self-certify their eligibility to the landlord for rent due February and March to fourteen 14 days. Currently the ordinance requires tenants to self-certify to their landlord within 7 days after the ordinance goes into effect.

unreasonable to expect that all tenants in the city would be made aware of this ordinance in that timeframe, especially if they are still displaced or dealing with the chaos and stress of this disaster.

In addition to the proposed ordinance (with the amendments recommended here), we need:

-
-
- a general moratorium on all no-fault evictions
-
-
-
-
- a moratorium on evictions due to non-payment of rent for those financially impacted due to an increase in costs
-
-
-
- an extension to 365 days of the protection for sheltering other victims and pets
-
-
-
- increased enforcement of rental regulations
-
-
-
- increased outreach to inform tenants of their rights and landlords of their obligations
-
-

To protect all tenants in our city and not make the homelessness and housing crisis worse these recommendations and ordinances are extremely important for the city council to pass. Renters are the most vulnerable members of our community who should be prioritized in protecting.

Thank You,

Rashna D.


District 5 Resident

McMillan, Acquanette (Netta)

From: Vikki Randall
Sent: Monday, March 17, 2025 4:15 PM
To: PublicComment-AutoResponse
Subject: Rent

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Dear Council Member

I am a member of Pasadena Mennonite Church and former pastor of First Presbyterian Altadena. I have worked on and off with the unhoused in Pasadena the last 10 years. I am writing to urge you to vote YES on item 17 and item 19 of City Council's March 17th meeting agenda, which would provide tenant protections to Pasadena residents, especially those whose income was affected by the Eaton fires.

I am fully supportive of item 19, Affirmative Defense Against Eviction for Fire-Affected Tenants, because we have many friends who have lost their homes and are relying on rental properties for safety, security and health. I have heard from many the difficulties they are having. I am deeply saddened by this reality yet know that this measure could help many of them with their current rental situations.

As eviction due to non-payment of rent is one of the most common ways people become unhoused, I urge city council to vote YES on item 17 and 19 to prevent more people from becoming unhoused in the aftermath of the Eaton fires.

Respectfully,
Pastor Vikki Randall

Sent from my iPhone

McMillan, Acquanette (Netta)

From: Melanie D'Andrea
Sent: Monday, March 17, 2025 4:15 PM
To: PublicComment-AutoResponse
Subject: Vote YES on Pasadena Tenant Protections

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Dear City Council,

I am a constituent of Pasadena city district [your district] and I am writing to urge you to **vote YES on item 17 and item 19** of City Council's March 17th meeting agenda which would provide tenant protections to Pasadena residents, especially those whose income was affected by the Eaton fires.

I am fully supportive of item 19, Affirmative Defense Against Eviction for Fire-Affected Tenants, because of the unprecedented toll economically to our city. We are still understanding how much job loss and the income loss of our community and small businesses.

As eviction due to non-payment of rent is one of the most common ways people become unhoused, **I urge city council to vote YES on item 17 and 19** to prevent more people from becoming unhoused in the aftermath of the Eaton fires.

Best,
Melanie D'Andrea

MeD'A | Melanie D'Andrea *they/them*
Director | Creative Producer | Writer
Founder // kóh'lectiv
melaniedandrea.com



McMillan, Acquanette (Netta)

From: David Baer <David.Baer@pasadena.net>
Sent: Monday, March 17, 2025 4:17 PM
To: PublicComment-AutoResponse
Subject: Eviction moratorium

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Dear Pasadena City Council,

I attend Pasadena Mennonite Church and personally know people negatively affected by the Eaton Fire. I am asking you to vote YES on item 17 and item 19 of March 17th's City Council agenda.

Sincerely,

David Baer

McMillan, Acquanette (Netta)

From: Enji Chung
Sent: Monday, March 17, 2025 4:17 PM
To: PublicComment-AutoResponse
Subject: Pass and Adopt Item 17 & 19

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I am writing to urge passage of Items 17 and 19. I am a resident of Bowen Court and a representative of Fire Poppy Project.

We urge passage of Item 17, which would implement all tenant protections under the Ellis Act. Already other cities have passed rent control and adopted the same protections. Article XVIII expresses the intent that all the available protections under the Ellis Act be adopted.

As for Item 19, we urge you to make the changes proposed by the Pasadena Tenants Union of which I am a member, and vote YES on the ordinance to ensure an affirmative defense to eviction for folks who have lost income due to the fire and can't pay their rent! These changes include changing "Eaton Fire" to "LA County Wildfires"; changing the "Protection Time Period" to being January 8, 2025; and adding a lower loss of income threshold for rent-burdened tenants. This is common sense legislation and the bare minimum protection that every city should already have. I have been displaced by the fires and struggled to have my landlord take any responsibility for their share of the structure and now this landlord is rent gouging.

Please ensure the bare minimum protections for people.

Warmly,
Enji Chung
enjichung@protonmail.com

I acknowledge and honor the Tataviam, Chumash, Tongva, and all the original Indigenous Peoples of the land upon which we stand on.

Sent with [Proton Mail](#) secure email.

McMillan, Acquanette (Netta)

From: Darlene Jones < >
Sent: Monday, March 17, 2025 4:35 PM
To: PublicComment-AutoResponse
Subject: For your consideration

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To the City Council / Rent Board Members,

ITEM 17: Adopt the Rent Board's recommendation to adopt an ordinance to implement all tenant protections allowed under the Ellis Act.

I strongly support adopting the Rent Board's recommendation to implement all available tenant protections under the Ellis Act.

The Ellis Act is a California state law that allows landlords to withdraw rental properties from the rental market, typically when they wish to sell or convert the property to another use. However, it also includes protections for tenants facing eviction as a result of this action. Specifically, the law requires landlords to offer relocation assistance to displaced tenants and grants tenants the right to return if the property is re-rented within five years.

Article XVIII expresses the intent that all the protections under the Ellis Act be adopted, ensuring that tenants who are displaced have the support and protection they need during such a transition. Many cities with rent control have already adopted the full scope of the protections available under the Ellis Act, recognizing the importance of these safeguards for vulnerable renters. For instance, slides 16-20 in the slide deck provide evidence of other cities that have adopted these protections, and it is high time we follow suit. By fully implementing the Ellis Act protections, we will better safeguard our community's most vulnerable tenants and help maintain housing stability.

ITEM 19: Make the changes recommended by PTU and vote YES on the ordinance to create an affirmative defense to eviction for folks who have lost income due to the fire and can't pay their rent!

I urge you to vote YES on this ordinance and make the recommended changes by PTU to provide an affirmative defense to eviction for tenants who have lost income due to the recent fire and are struggling to pay rent. Specifically, I propose:

- Change "Eaton Fire" to "LA County Wildfires" to reflect the broader scope of the disaster.

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- Modify the "Protection Time Period" to start from January 8, 2025.
- Add a lower loss of income threshold for rent-burdened tenants, recognizing the disproportionate hardship faced by these residents.

This ordinance mirrors what the County Board of Supervisors has already enacted, and it's simply common sense to extend these protections to our residents. Many of us have lost income and are struggling to make ends meet, especially when facing the additional burden of rent.

I would also like to share that this ordinance is not only practical but compassionate, helping to prevent evictions during a time of crisis. The proposed changes are fair and necessary.

I personally represent persons that have been impacted by these events, having lost income due to the fires and now facing the threat of eviction. This situation has been incredibly challenging, and like many others. They are struggling to pay rent. Any help and protection offered by these ordinances will make a significant difference in helping tenants stay housed during this difficult time.

Thank you for your consideration.

Darlene Jones