

McMillan, Acquanette (Netta)

From: cityclerk
Sent: Friday, April 3, 2026 1:10 PM
To: Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Soo, Christine
Subject: FW: Public comment - City Council Agenda Item #10 - Rental Housing Board
Attachments: January 2026 letter to board about disclosures.pdf; Lamar_Brandon_1_16_2026.pdf

From: Adam Bray-Ali
Sent: Friday, April 3, 2026 1:09:05 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 - City Council Agenda Item #10 - Rental Housing Board

[!] **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 members and Mayor,

As you begin to review the applicants for the At-Large position on the Pasadena Rental Housing Board at your meeting on Monday April 6, I request that you remove current Alternate Tenant Member Brandon Lamar from consideration for the open At-Large seat for 3 very simple reasons:

- 1) He currently serves as the Alternate Tenant on the Rental Housing Board; his term expires in May 2027, the same time as this At-Large position.** In this position, he has missed several recent meetings creating a challenging situation where the RHB has barely made a quorum. His commitment to attendance seems insufficient for one of the 4 at large members representing the city.
- 2) He repeatedly failed to provide the annual financial disclosures to the City Clerk and upon finally catching up in January of this year, a potential conflict has appeared that should make him ineligible to sit on the board as a Tenant member since June 2025.**
- 3) In the most recent Form 700 filing included in today's Agenda today (page 108 - 116) Mr. Lamar now reports zero income from the organizations/corporations he is publicly known to be working for and that were disclosed in Form 700's he filed earlier this year.** The discrepancy is jarring based upon his repeated failadaures to properly disclose potential conflicts of interest and management interests in Pasadena rental housing.

Item #2 is the most troubling for a member of this independent board that has no oversight and very little recourse

Over the past 3 years, Mr. Lamar has been a member of the Rental Housing Board and has repeatedly failed to follow the disclosure requirements from the State and City Charter related to Form 700 statements and when those statements were filed in early 2026, it appears he willfully violated the charter rules on excluding people with a 'material interest' in rental property.

4/6/2026

Item 10

In January 2026, I presented the attached email to the Rental Housing Board showing that several of its members were failing to complete required disclosures. Mr. Lamar had not filed a Form 700 for over 2 years and was over 650 days late at that time. Within a few days, these filings were made showing that in June 2025, he began work as the Executive Director of a local non profit company. The City Clerk can provide this information and I've attached that form to this message.

I supplied the same information to the City Clerk and City Attorney within the past 2 weeks. The Chair of the Rental Housing Board and the Director of the Rental Stabilization Department were also informed of this conflict of interest and have not acted.

To summarize, Mr. Lamar is the Executive Director of a local non-profit that owns 5 properties in Pasadena. Two of these properties are currently registered with the Rental Stabilization Department as residential rentals.

By the exacting rules of Measure H, now Charter Chapter 18, Tenant members are required to attest on an annual basis that they do not hold any ownership or managerial roles in any rental prpoerty in Los Angeles County at current time and in the past 3 years. This restriction flows to family members and even distant relations. Mr. Lamar last filled out this form in April of 2025, before taking on the role of managing a company engaged in rental property management in Pasadena.

According to the rules in Chapter 18, he should have stepped down within 5 days of this disclosure. However, almost 3 months later, the only indication that something may be happening is that Mr. Lamar has not been present at the last two Rental Housing Board meetings where a the Board had multiple absences from Tenant members due to open positions and other absences.

If Mr. Lamar is indeed still eligible to be an Alternate Tenant member (and I believe he should resign), he has ample opportunity to participate in the Board at their meetings for the same term as the At-large position you are addressing this week.

Several Pasadena residents are volunteering to help make the Rental Housing Board a more professional and credible body. They rightly deserve the opportunity to do so.

Thank you for your time.

Adam Bray-Ali

Public Comment - Item # 6 Pasadena Rental Housing Board members failure to complete disclosure forms

16 messages

Adam Bray-Ali <

Thu, Jan 15, 2026 at 11:25 AM

To: RentalBoard <rentalboard@cityofpasadena.net>

Cc: "Morales, Helen" <hmorales@cityofpasadena.net>, "Márquez, Miguel" <miguelmarquez@cityofpasadena.net>, "Jomsky, Mark" <mjomsky@cityofpasadena.net>

Chair Henry and Board Members,

I am writing to express my deep concern regarding the apparent lack of seriousness this Board has shown toward its own legal transparency requirements. While this Board has spent the last three years implementing aggressive registration requirements and fees—recently increased to \$238 per unit—and a tiered penalty schedule for landlords who are even a few days late, it appears **several members of this very Board are currently out of compliance with state law**. In a way, this mirrors the style of leadership of President Trump where he makes wild (and often unfounded) accusations about others to cover his own transgressions. Several members of the RHB have failed to even file the required Statement of Economic Interests forms in a timely manner while claiming that property owners are trying to hide behind 'nefarious' things like a legal structure designed to limit personal liability of non-active investors.

In agenda item #6 tonight, you are discussing the Brown Act that regulates information being properly disclosed to the public for your discussions and deliberations.

Under the **California Political Reform Act (Government Code Section 81000-91014)**, every appointed official who makes or influences governmental decisions is required to file a **Statement of Economic Interests (Form 700)**. This is not a "suggestion" or a "best practice"—it is a legal mandate designed to ensure that those who wield power over the property and livelihoods of others are not acting out of personal financial conflict.

In addition to the state law requiring compliance with the filing of these forms, the rules of the Rental Housing Board as dictated by Measure H, are that all Tenant members of the board be completely free of any possible ownership interests in any rental property that extends to their extended family. There does not appear to be any statements or confirmation of this specific requirement as noted on pages 20 and 21 (Group #19) of the Pasadena Conflict of Interest Code attached to this message and available at the link below. There are minimal details from any of the members related to income, investments of over \$2,000, loans of over \$500 and any gifts or honoraria. In addition, several members are employed by groups that advocate for their economic interests at the city level, county and state level that don't appear to be disclosed in any way.

Link to City of Pasadena Conflict of Interest Code - <https://www.cityofpasadena.net/city-clerk/wp-content/uploads/sites/21/Conflict-of-Interest-Code-RESOLUTION.pdf?v=1768456151754>

Link to City of Pasadena Forms Database - <https://public.netfile.com/pub/?AID=PSDA>

The Law and Penalties

The law is clear: Annual statements for 2025 were due by June 2, 2025, an extension as a result of the Eaton Fire in early 2025. For the 2026 cycle, the requirement reverts to April 1, 2026. According to Government Code Section 91013, the following penalties apply for non-compliance:

- **Late Fines:** A fine of **\$10 per day** for each day a statement is late, up to a maximum of \$100.
- **FPPC Enforcement:** If the local filing officer (City Clerk) refers the matter to the Fair Political Practices Commission (FPPC), the fine can escalate to **\$5,000 per violation**.
- **Removal from Office:** Under many conflict-of-interest codes, the persistent failure to file is considered a dereliction of duty and grounds for termination of the appointment.

It is hypocritical to demand "transparency" and "compliance" from the rental housing community while members of this Board fail to provide the same to the public. The table below demonstrates that multiple members have not updated their filings for the most recent periods and there appears to be a failure to ensure that board members that leave the board file reports within 30 days.

My Questions for the Chair:

1. When will the Chair enforce the same standard of "compliance" on her colleagues that is demanded from Pasadena property owners?
2. Will the Board be self-reporting these lapses to the FPPC Enforcement Division?
3. What is the timeline for every current member to bring their Form 700 filings up to date?
4. If Board members do not act on these requirements, will the votes they placed be ruled to be illegal and force the Board to revisit past meeting results?

Public trust is earned through accountability, not just through enforcement. We've seen that accountability in your roles overseeing the Rental Stabilization Department appear to be handed over to the Director but these rules are not allowed to be delegated to others. It is up to each of you as individuals to comply with this requirement.

Sincerely,

Adam Bray-Ali

Note: This table reflects publicly available data as of January 2026. Source - <https://public.netfile.com/pub/?AID=PSDA>

Member Name	Status	2023 Form 700	2024 Form 700 Due April 1, 2024	2025 Form 700 Due June 2, 2025
Allison Henry	Current (Chair)	Filed 06/09/2023	Filed 04/17/2024 16 days late	Filed 05/29/2025 on time
Lourdes Gonzalez	Current (Vice Chair)	Filed 06/09/2023	Filed 10/10/2024 192 days late	Filed 04/17/2025 on time
Ryan Bell	Current (Former Chair)	Filed 06/07/2023	Filed 02/14/2024 on time	Filed 03/05/2025 on time
Dianne Romero Chavez	Current Member	Filed 06/07/2023	None Filed 653 Days Late	None Filed 226 Days Late
Deborah Dunlop	Current Member	Filed 05/26/2023	Filed 05/16/2024 45 days late	Filed 03/21/2025 on time

Member Name	Status	2023 Form 700	2024 Form 700 Due April 1, 2024	2025 Form 700 Due June 2, 2025
Emanuel Najera	Current Member	Filed 05/24/2023	Filed 03/29/2024 on time	Filed 04/03/2025 on time
Barbara Pitts	Current Member	Filed 05/24/2023	Filed 03/15/2024 on time	Filed 03/18/2025 on time
Christine Rodriguez	Current Member (Joined 2025)	N/A	N/A	Filed 04/08/2025 on time
Arnold Siegel	Current Member	Filed 06/08/2023	Filed 10/11/2024 193 days late	Filed 03/18/2025 on time
Varouge Mesrobian	Current (Joined 2025)	N/A	N/A	Filed 05/22/2025 on time
Emily Wernberg	Current (Joined 2025)	N/A	N/A	Filed 06/25/2025 on time
Peter Dreier	Current (Alternate)	Filed 05/26/2023	Filed 10/09/2024 191 days late	Filed 03/20/2025 on time
Brandon Lamar	Current (Alternate, Former Vice Chair)	Filed 05/24/2023	None Filed 653 Days Late	None Filed 226 Days Late
Yaneli Soriano Santiago	Former Member	Filed 05/24/2023	None Filed	Leaving Office* 06/02/2025 on time
Adela Torres	Former Member	Filed 06/09/2023	None Filed missing	None Filed missing
Aaron Markowitz	Former Member (Alt - 2023)	Filed 06/08/2023	Filed 10/15/2024 197 days late	N/A

 Conflict-of-Interest-Code-RESOLUTION.pdf
1514K

Jomsky, Mark <mjomsky@cityofpasadena.net>
To: Adam Bray-Ali <aabray@cityofpasadena.net>, RentalBoard <RentalBoard@cityofpasadena.net>
Cc: "Morales, Helen" <hmorales@cityofpasadena.net>, "Márquez, Miguel" <miguelmarquez@cityofpasadena.net>

Thu, Jan 15, 2026 at 11:30 AM

Hello Mr. Bray-Ali,

I was not aware of these non-filer issues and am addressing this with City staff and the Board Members. We are in the process of reviewing each case and handling accordingly. Thank you for bringing this matter to my attention.

Regards,

Mark Jomsky

City Clerk

City of Pasadena

(626) 744-4709 (Direct)

(626) 372-6769 (Cell)

From: Adam Bray-Ali
Sent: Thursday, January 15, 2026 11:26 AM
To: RentalBoard <rentalboard@cityofpasadena.net>
Cc: Morales, Helen <hmorales@cityofpasadena.net>; Márquez, Miguel <miguelmarquez@cityofpasadena.net>; Jomsky, Mark <mjomsky@cityofpasadena.net>
Subject: Public Comment - Item # 6 Pasadena Rental Housing Board members failure to complete disclosure forms

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[Quoted text hidden]

Adam Bray-Ali <adam@propertybyadam.com>
To: "Jomsky, Mark" <mjomsky@cityofpasadena.net>

Thu, Jan 15, 2026 at 12:02 PM

Thank you Mr. Jomsky.

I appreciate that there is a separation of the Rental Housing Board from the normal city processes and hope that they improve over time.

Sincerely,
Adam

[Quoted text hidden]

Adam Bray-Ali

Coldwell Banker Residential Brokerage
DRE#01859026

Jomsky, Mark <mjomsky@cityofpasadena.net>
To: Adam Bray-Ali <adam@propertybyadam.com>

Thu, Jan 15, 2026 at 12:05 PM

Yes. This will be corrected asap, and the Board will be advised again of their annual filing responsibility and the need for filing ON TIME.
You have my commitment to keep them in compliance in this regard.

[Quoted text hidden]

RentalBoard <RentalBoard@cityofpasadena.net>
To: Adam Bray-Ali

Thu, Jan 15, 2026 at 12:11 PM

Hi Adam,

Thank you for your comment, it has been sent to the Board members and is posted online.

Kind regards,

Jaelyn Greenberg

Executive Assistant

City of Pasadena • Rent Stabilization Department

100 N. Garfield Ave. • Pasadena, CA 91101

(626) 744-6445

jgreenberg@cityofpasadena.net



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Sent: Thursday, January 15, 2026 11:26 AM
To: RentalBoard <rentalboard@cityofpasadena.net>
Cc: Morales, Helen <hmorales@cityofpasadena.net>; Márquez, Miguel <miguelmarquez@cityofpasadena.net>; Jomsky, Mark <mjomsky@cityofpasadena.net>
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Chair Henry and Board Members,

[Quoted text hidden]

Adam Bray-Ali <
To: David Wagner

Thu, Jan 15, 2026 at 12:15 PM

Good afternoon David,

I understand that this may be a little 'in the weeds' for your beat but I think it is valuable to share that multiple members of the Pasadena Rental Housing Board have failed to follow the rules about disclosure for public appointees. Over the past 3 years, several members have truly ramped up the animosity levels related to relations of property owners/managers as part of the Socialist plans to decrease property values and then make them public assets. Similar to the process playing out in New York City right now, the Pasadena based Tenants Union, and former Chair Ryan Bell have claimed this as an end goal.

The hypocritical perspective I see is that the requirements, rules, penalties and oversight has ramped up dramatically in the past 6 years in Pasadena and in LA County while those demanding the compliance don't follow the most basic of disclosure rules for their positions.

If you want to learn more, I've included links to the source data in the message below.

Thank you,
Adam

----- Forwarded mes
From: Adam Bray-Ali <
Date: Thu, Jan 15, 2026 at 11:25 AM
Subject: Public Comment - Item # 6 Pasadena Rental Housing Board members failure to complete disclosure forms
To: RentalBoard <rentalboard@cityofpasadena.net>
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[Quoted text hidden]

[Quoted text hidden]

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1514K

Adam Bray-Ali <
To: RentalBoard <RentalBoard@cityofpasadena.net>

Thu, Jan 15, 2026 at 12:15 PM

Thank you Jaclyn.

Happy New Year to you and I look forward to seeing the meeting this evening.
Adam

[Quoted text hidden]
[Quoted text hidden]

Adam Bray-Ali <
To: Blake Boyd < >, Mike Lewis <mike@lewisandco.net>, Kent <KentK@sauverec.com>, Alan Bair < >, Simon Gibbons < >, Phaedra Myrto Polychronis < >, Leon < >, Deborah Lutz <dlutz70@gmail.com>, anthony eason < >, Michael Trujillo < >, Beth Hansen < >, Loren Michael Naiman < >

Hi all,

I sent the message below to the Rental Housing Board for their meeting tonight. As you can see in the table below, several of the members have failed to turn in their form 700 details in a timely manner.

Mr. Jomsky very quickly replied and alerted me that he is working on this, that he knows how important it is and that despite his advice, there are some members that have failed to comply. He would be the person to refer the issues to the state regulatory bodies.

I think it shows the hypocrisy of the RHB and how they demand perfection from property owners while ignoring the most basic rules of their paid job overseeing the newly formed systems in the city with \$6M+ budgets and 18 full time employees.

Would love to hear your perspective over time and also any thing that you might see that we should push on.

My best,
Adam

----- Forwarded mes-----
From: Adam Bray-Ali <
Date: Thu, Jan 15, 2026 at 11:25 AM
Subject: Public Comment - Item # 6 Pasadena Rental Housing Board members failure to complete disclosure forms
To: RentalBoard <rentalboard@cityofpasadena.net>
Cc: Morales, Helen <hmorales@cityofpasadena.net>, Márquez, Miguel <miguelmárquez@cityofpasadena.net>, Jomsky, Mark <mjomsky@cityofpasadena.net>

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 **Conflict-of-Interest-Code-RESOLUTION.pdf**
1514K

Adam Bray-Ali <adambrayali@gmail.com>
To: Jon Regardie

Thu, Jan 15, 2026 at 12:26 PM

Hi there Jon,

Thought I'd share one of my little crusades.

I suspect that there is widespread non-compliance with the disclosure laws in California. I played a bit with the database in LA County and LA City while researching this for Pasadena and saw a bit of non-compliance.

Might provide you with a bit of insight for your future stories.

Adam

----- Forwarded message -----

From: **Adam Bray-Ali**

Date: Thu, Jan 15, 2026 at 11:25 AM

Subject: Public Comment - Item # 6 Pasadena Rental Housing Board members failure to complete disclosure forms

To: RentalBoard <rentalboard@cityofpasadena.net>

Cc: Morales, Helen <hmorales@cityofpasadena.net>, Márquez, Miguel <miguelmarquez@cityofpasadena.net>, Jomsky, Mark <mjomsky@cityofpasadena.net>

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Jon Regardie
To: Adam Bray-Ali

Thu, Jan 15, 2026 at 2:34 PM

Thanks Adam. Not sure this one is up my alley, but I always do appreciate you keeping me in mind,

Jon

[Quoted text hidden]

Adam Bray-Ali <adambrayali@gmail.com>
To: Jon Regardie

Thu, Jan 15, 2026 at 2:36 PM

It's definitely an in the weeds thing.

Any interest in a story about the differing pathways that Pasadena and El Sereno/ Alhambra are taking with the 710 freeway stubs?

Adam Bray-Ali

adambrayali@gmail.com
Coldwell Banker Residential Brokerage
DRE#01859026

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Jon Regardie
To: Adam Bray-Ali

Thu, Jan 15, 2026 at 2:40 PM

I know it's important, but honestly, not something top of mind for right now.

Such a busy time, elections coming., etc, so those issues are what I'm focusing on.

But again, I always welcome any idea you have—you have such a depth of knowledge and it's helpful to know what's of interest,

jon

[Quoted text hidden]

Adam Bray-Ali <adambrayali@gmail.com>
To: Jon Regardie

Thu, Jan 15, 2026 at 3:03 PM

Will keep an eye out for you on things that may touch on those issues. It seems that the bigger fish among the CD1 candidates are starting to amp up their campaigns. I haven't heard yet if Eunisees will claim that she deserves campaign matching funds. I plan to be vocally opposed to that since her team chose to attack me after her triple no show.

Mostly, I don't have any big agenda to push but always enjoy your perspective and appreciate your coverage and professional writing!

My best,

A

Adam Bray-Ali
adambrayali@gmail.com
Coldwell Banker Residential Brokerage
DRE#01859026

[Quoted text hidden]

Blake Boyd
To: Adam Bray-Ali

Thu, Jan 15, 2026 at 8:08 PM

Cc: Tyler Werrin <...>, Mike Lewis <...>, Kent Kachigian <...>, Alan Bair <...>, Simon Gibbons <...>
Dennis Lebbja <...>, Phaedra Myrto Polychronis <...>, Leon Khachooni <...>, Brian <...>
Deborah Lutz <...>, Anthony Edson <...>, Michael Trujillo <...>, Beth Hansen <...>
Loren Michael Naiman <...>

Excellent, Adam. Thank you.
And thank you for your insightful, indicting comments during this awful PRHB meeting.
You are creating a great paper trail.

Onward, my Brother!

Blake Boyd
[Quoted text hidden]

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Adam Bray-Ali
To: "Jomsky, Mark" <mjomsky@cityofpasadena.net>

Fri, Jan 16, 2026 at 9:42 AM

Good morning Mark,

Not urgent but as I was reading the details in Chapter 18.11 related to the requirements for the Rental Housing Board members, there are a number of required annual forms. I would like to request copies of the annual affidavits for each tenant member of the Rental Housing Board. Should I submit a PRA request for this or is this something that your office can provide? (copy of section 18.11 pasted below and I copied the two things I am looking at in italics)

18.11B

Additionally, the application shall include a verified statement under penalty of perjury on a form provided by the City Clerk or designee of the interests and dealings of the applicant and their Extended Family in Rental Properties in the county of Los Angeles during the three (3) years immediately prior to the submission of the application. This documentation shall be made available to the public.

18.11C

Requirement of Tenant Members: Tenant Board members, including the Alternate Tenant member, must additionally, and under penalty of perjury, provide a written affirmation of their lack of Material Interest in Rental Property at the time of their initial appointment, and once each year of their service following their initial appointment.

Section 1811. - PASADENA RENTAL HOUSING BOARD.

- (a) Composition. There shall be in the City of Pasadena an appointed Rental Housing Board comprised of Pasadena residents as set forth in this section. The Rental Board will consist of eleven (11) members. Seven (7) members must be Tenants, **None of whom may have Material Interest in Rental Property at the time of their appointment or at any later time during their service.** The City Council shall appoint one Tenant member from each of the seven (7) districts of Pasadena. The remaining four (4) Rental Board members, henceforth referred to as "at-large" members, shall be appointed by the City Council, and may reside in any district of Pasadena, may or may not be Tenants, and may or may not have Material Interest in Rental Property. In addition, the City Council shall appoint two (2) alternate Board members, one of whom will serve as the alternate to the group of seven (7) Tenants, and the other of whom will serve as the alternate to the group of four (4) at-large members. The alternate member for the Tenant group must be a Tenant and must not have Material Interest in Rental Property at the time of their appointment or at any later time during their service. The alternate Tenant Member may reside in any district of Pasadena. The alternate member for the at-large group will be appointed, as with the other at-large members, without restrictions on district of residency within Pasadena, Tenant status, or Material Interest in Rental Property. The alternate Board Members will be permitted to attend all Board meetings, and to speak, but will not be authorized to vote unless a regular member of their corresponding group is absent from that meeting or is disqualified or recused from voting on one or more agenda items, or has resigned or been removed from the Rental Board. **If any one of the Tenant Members or the Alternate Tenant Member becomes aware that they have gained Material Interest in Rental Property at any time during their service, they must resign their position on the Rental Board and notify City Council within five (5) business days.** If any member resigns or is removed from the Rental Board, this will be considered a vacancy, and the member must be replaced in accordance with the procedure described in Section 1811(k). Anyone nominated to this Rental Board must be in compliance with this Article and all other local, state and federal laws regulating the provision of housing. Annually, the Rental Board shall elect one of its members to serve as chairperson.
- (b) Eligibility and Appointment. All prospective members of the Rental Board shall submit an application to the City Council. This application must include a proof of residency in whichever Pasadena district the applicant claims to reside. The application must also include the signatures of at least 25 residents of the applicant's district endorsing the appointment, collected on a form provided for this purpose by the City Clerk or designee. These signatures will be verified by the City Clerk or designee. **Additionally, the application shall include a verified statement under penalty of perjury on a form provided by the City Clerk or designee of the interests and dealings of the applicant and their Extended Family in Rental Properties in the county of Los Angeles during the three (3) years immediately prior to the submission of the application. This documentation shall be made available to the public.** No Extended Family member of any current member of City Council may be appointed to the Rental Board. No Tenant residing at a property owned or managed by a Council member or any member of the Council member's Extended Family, or in which any Council member or any member of their Extended Family has any ownership stake, may be appointed to the Rental Board.
- (c) Requirement of Tenant Members: Tenant Board members, including the Alternate Tenant member, must additionally, and under penalty of perjury, **provide a written affirmation of their lack of Material Interest in Rental Property at the time of their initial appointment, and once each year of their service following their initial appointment.** Rental Board members shall be appointed by the City Council at a public meeting within 120 days of the effective date of this Article. In the case of initial appointments, City Council must publish a solicitation for applications within 30 days of the effective date of this article. In the case of subsequent appointments due to vacancies, City Council must publish a solicitation for applications within 30 days of the date it becomes aware of the vacancy. In the case of term limits, City Council shall publish a solicitation for applications 120 days before the end of each term. In all cases, City Council must announce their appointments within 90 days of the publication of the solicitation for applications. All solicitations must specify which position is open, and the length of each corresponding term. All forms related to the application, including the instructions for application, must be made publicly available by the City Clerk or designee by the date of each solicitation.

[Quoted text hidden]

Adam Bray-Ali <ad...>
To: Simon Gibbons

Fri, Jan 16, 2026 at 10:20 AM

This is about to get more interesting.
They are tasked to collect this information and we can imagine that they are not likely to have it.

I've asked Mark for this and also submitted a PRA request via their online portal.

Adam

----- Forwarded message -----

From: **Adam Bray-Ali** <a

[Quoted text hidden]

[Quoted text hidden]



STATEMENT OF ECONOMIC INTERESTS COVER PAGE A PUBLIC DOCUMENT

Date Initial Filing Received

Filing Official Use Only

E-Filed 01/16/2026 08:58:40

Filing ID: 215330559

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE) Lamar, Brandon

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

CITY OF PASADENA

Division, Board, Department, District, if applicable Your Position

Pasadena Rental Housing Board Board Member/Alternate Tenant

If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: *SEE ATTACHED FOR ADDITIONAL POSITIONS Position:

2. Jurisdiction of Office (Check at least one box)

- State, Multi-County, City of Pasadena, Judge, County of, Other

3. Type of Statement (Check at least one box)

- Annual, Leaving Office, Assuming Office, Candidate

4. Schedule Summary (required)

Total number of pages including this cover page: 3

Schedules attached

- Schedule A-1, Schedule A-2, Schedule B, Attachment 700-P, Schedule C, Schedule D, Schedule E

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE Pasadena CA 91104 DAYTIME TELEPHONE NUMBER EMAIL ADDRESS

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 01/16/2026 (month, day, year)

Signature Brandon Lamar (File the originally signed paper statement with your filing official.)

**STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
Expanded Statement Attachment**

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
Name _____ Brandon Lamar

* This table lists all positions including the primary position listed in the Office, Agency, or Court section of the Cover Page.

Agency	Div/Board/Dept/District	Position	Type of Statement	SAN #
CITY OF PASADENA	Pasadena Rental Housing Board	Board Member/Alternate Tenant	Annual 5/25/2025 - 12/31/2025	111400081-NFH-0081
CITY OF PASADENA	Pasadena Rental Housing	Board Member/Tenant	Annual 1/1/2025 - 5/25/2025	111400081-NFH-0081

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts

(Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700

FAIR POLITICAL PRACTICES COMMISSION

Name _____

Lamar, Brandon

▶ 1. BUSINESS ENTITY OR TRUST

Harambee Ministries
Name

Pasadena, CA 91103
Address (Business Address Acceptable)

Check one
 Trust, go to 2 Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF THIS BUSINESS
Youth and Family Services

FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$0 - \$1,999	<u>06/04/25</u> <u> </u> / <u> </u> / <u>25</u>
<input type="checkbox"/> \$2,000 - \$10,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$10,001 - \$100,000	
<input type="checkbox"/> \$100,001 - \$1,000,000	
<input checked="" type="checkbox"/> Over \$1,000,000	

NATURE OF INVESTMENT
 Partnership Sole Proprietorship non-profit Other

YOUR BUSINESS POSITION Executive Director

▶ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)

\$0 - \$499 \$10,001 - \$100,000
 \$500 - \$1,000 OVER \$100,000
 \$1,001 - \$10,000

▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)

None or Names listed below

▶ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST

Check one box:
 INVESTMENT REAL PROPERTY

Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property _____

Description of Business Activity or City or Other Precise Location of Real Property _____

FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$2,000 - \$10,000	<u> </u> / <u> </u> / <u>25</u> <u> </u> / <u> </u> / <u>25</u>
<input type="checkbox"/> \$10,001 - \$100,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$100,001 - \$1,000,000	
<input type="checkbox"/> Over \$1,000,000	

NATURE OF INTEREST
 Property Ownership/Deed of Trust Stock Partnership

Leasehold _____ Other _____
Yrs. remaining

Check box if additional schedules reporting investments or real property are attached

▶ 1. BUSINESS ENTITY OR TRUST

Name _____

Address (Business Address Acceptable) _____

Check one
 Trust, go to 2 Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$0 - \$1,999	<u> </u> / <u> </u> / <u>25</u> <u> </u> / <u> </u> / <u>25</u>
<input type="checkbox"/> \$2,000 - \$10,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$10,001 - \$100,000	
<input type="checkbox"/> \$100,001 - \$1,000,000	
<input type="checkbox"/> Over \$1,000,000	

NATURE OF INVESTMENT
 Partnership Sole Proprietorship _____ Other

YOUR BUSINESS POSITION _____

▶ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)

\$0 - \$499 \$10,001 - \$100,000
 \$500 - \$1,000 OVER \$100,000
 \$1,001 - \$10,000

▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary.)

None or Names listed below

▶ 4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST

Check one box:
 INVESTMENT REAL PROPERTY

Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property _____

Description of Business Activity or City or Other Precise Location of Real Property _____

FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$2,000 - \$10,000	<u> </u> / <u> </u> / <u>25</u> <u> </u> / <u> </u> / <u>25</u>
<input type="checkbox"/> \$10,001 - \$100,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$100,001 - \$1,000,000	
<input type="checkbox"/> Over \$1,000,000	

NATURE OF INTEREST
 Property Ownership/Deed of Trust Stock Partnership

Leasehold _____ Other _____
Yrs. remaining

Check box if additional schedules reporting investments or real property are attached

Comments: _____

McMillan, Acquanette (Netta)

From: Victor Caballero
Sent: Saturday, April 4, 2026 6:34 AM
To: PublicComment-AutoResponse
Subject: Agenda Item 10 April 6, 2026

[!] 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 Pasadena City Council Members,

I am writing to express my strong concern regarding the upcoming appointment of the "At-Large" member to the Pasadena Rental Housing Board. To ensure the stability and fairness of our local housing market, it is vital that the City Council appoints a candidate who brings legitimate landlord expertise and a balanced perspective to the Board.

Professional surveys have indicated that 82% of Pasadena voters want a fair and balanced Rent Board. Currently, however, the Board is significantly skewed. Following recent resignations, there is now only one landlord remaining on the Board. When that individual has unavoidable commitments, as was the case at this week's meeting, there is absolutely no landlord representation present to provide essential industry insight during deliberations.

The current structure already reserves seven positions specifically for tenants. Appointing additional tenant activists to the remaining At-Large seats is neither fair nor reasonable. A review of the published qualifications for several current candidates—specifically Crespin, Huynh, Lamar, Lyon, Munoz, and Ybarra—suggests a preference for advancing policies that do not reflect a balanced approach to rental housing.

The continued lack of relevant housing provider expertise on the Rent Board leads to unbalanced decisions. This not only exposes the City to unnecessary legal and financial risks but also creates a climate that discourages small-scale, local housing providers. When independent owners are forced out of the market, they often sell to large corporate investors, which rarely benefits the long-term health of our community's housing stock.

I urge the City Council to prioritize balance and professional expertise in this appointment. Please select a candidate who will ensure the Rental Housing Board makes fair, informed decisions that consider the rights and viability of both tenants and housing providers.

Sincerely,
Victor Caballero
Pasadena, CA

McMillan, Acquanette (Netta)

From: elisabeth browne
Sent: Saturday, April 4, 2026 7:51 AM
To: PublicComment-AutoResponse
Subject: Agenda Item 10

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Please please please do not appoint another person to the Rental Housing Board who doesn't have experience as a landlord in one of the few seats that landlords can serve in.

As a former landlord in Pasadena who stopped renting out my ADU after the passage of Measure H, I cannot even begin to tell you how awful this measure is from an economic perspective for small landlords, especially those who want to rent out a space in their OWN home for only part of the year. Because I can't afford to have someone overstay their lease and not have a place for friends and relatives to stay when I want to use my own guest house, I just don't offer it for rent anymore. Despite having built it with my own savings and having planned to help pay for it with part-time rentals (not Airbnb but 3 to 6 month leases) I instead just use it for myself and friends who visit. And because of this, I likely won't be able to afford to stay in Pasadena after my mother passes.

This measure has only ensured that richer people than I am who can afford a house with a guest house that isn't rented out will be able to live here. Or an institutional investor who will rent both houses out all year long, but they don't seem to be clamouring to buy in Pasadena now. Have you seen the number of multi family properties for sale on Zillow for months on end with no offers?

Elisabeth Browne

McMillan, Acquanette (Netta)

From: Cybelle Sato
Sent: Saturday, April 4, 2026 8:48 AM
To: PublicComment-AutoResponse
Subject: City council meeting - Agenda Item 10

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Hello City council members-

There is currently only one landlord while there are SEVEN tenants on the Rental board, which is ridiculous, completely unbalanced and leaves landlords with almost no voice. In no other case would such a lopsided and misrepresented group be allowed to speak on behalf of such a diverse citizen population.

Professional surveys show that 82% of Pasadena voters want a fair and BALANCED Rent Board, and this is not it. This rental board seems inexperienced and unqualified to make fair and balanced decisions on behalf of mom and pop housing providers and will force them to sell to large corporate investors, leading to a hamster wheel of unaffordable housing. The rental board should be equally representing both small time landlords and tenants, not making it harder for smaller investors to stay in the market. Another idea being terribly managed to benefit no one except corporations.

Please rectify this immediately.

Thank you-
Cybelle

McMillan, Acquanette (Netta)

From: John Celic
Sent: Saturday, April 4, 2026 2:40 PM
To: PublicComment-AutoResponse
Subject: Agenda Item 10

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I am writing to the City Council to let you know that we need legitimate landlord expertise and representation to ensure fair and reasonable decisions affecting the rental industry.

Professional surveys have shown that 82% of Pasadena's voters want a fair and balanced Rent Board, so that developers don't buy out all of the mom-and-pop properties and build condo's that won't qualify for rent control. Following the recent resignations, there is only ONE landlord on the Board. There are already seven Board positions reserved for tenants. It would not be fair nor reasonable to appoint another tenant activists to the remaining AT-Large positions. The lack of relevant expertise on the Rent Board is leading to unbalanced decisions that expose the City to legal and financial risk, and which encourage small-time housing providers to leave the market and sell to large developers.

Please do what is right and put another Landlord on the board, before big corporations take over the rental market.

Thank you for listening to reason.

John Celic

McMillan, Acquanette (Netta)

From: Blake Boyd
Sent: Sunday, April 5, 2026 9:26 PM
To: PublicComment-AutoResponse; Gordo, Victor; Rivas, Jessica; Lyon, Jason; Madison, Steve; Masuda, Gene; Hampton, Tyron; Jones, Justin; Cole, Rick
Subject: Agenda Item 10

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Members of the Pasadena City Council:

In the Monday, April 6 meeting of the city council, please adhere to the Brown Act and your previously posted agenda of appointing ONE member to the Pasadena Rental Housing Board. It is important that sound governance be observed, regardless of personal convenience.

Also, please appoint a legitimate, experienced LANDLORD. Not simply someone who claims to have experience in the real estate industry.

As many have reported, the City of Pasadena is being exposed to liability through Brown Act violations, assaults on due process, conflicts of interest and incompetence through the whims of some of the tenant super-majority board. One can watch the replay of the PRHB meetings and draw their own conclusions. It won't surprise me if some of these meetings are broadcast in a courtroom in the near future.

Is it too much to ask that (legit!) landlords get all 4 of our possible 4 seats? Would it be so bad for the 7 remaining tenant members or the billion dollar multi-family industry in Pasadena? Rent Board meetings could be afforded an accurate perspective of the multi-family housing provider experience if landlords occupied those 4 seats.

Regrettably, housing providers are exiting the market and more will likely follow. New apartment complexes and condo developments are sure to follow. If you want small time landlords like me to stay in business and continue to provide middle class and affordable housing, you're gonna need to help us.

We are running out of time, money and patience.

Sincerely,

Blake Boyd
Lone Star Properties, LLC

McMillan, Acquanette (Netta)

From: Ted Dupas
Sent: Sunday, April 5, 2026 10:01 PM
To: PublicComment-AutoResponse; Gordo, Victor; Rivas, Jessica; Lyon, Jason; Madison, Steve; Masuda, Gene; Hampton, Tyron; Jones, Justin; Cole, Rick
Subject: Agenda Item 10

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Members of the Pasadena City Council:

I am voicing my concern that the Pasadena Rental Housing Board is structured such that it is overly biased towards tenants.

Please install property owners on the board that understand business and how rental housing works. At a minimum, the housing board should have the 4 seats reserved for landlords, filled with landlords.

Sincerely,

Ted Dupas

Property Owner

McMillan, Acquanette (Netta)

From: Debra Bergstrom
Sent: Sunday, April 5, 2026 10:16 AM
To: PublicComment-AutoResponse
Subject: AGENDA ITEM 10

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As a show of good faith to represent ALL citizens of Pasadena, and begin to bring balance and fairness to the Rental Housing Board, please appoint a Pro-Landlord candidate to fill the At-Large position on the Board.

I have personally witnessed that the lack of representation for Landlords, and the imbalance on the Board, has lead homeowners to keep ADU's and small units OFF the rental market. Please help bring more units to the market, and show that you are listening to ALL constituents.

Regards,

Debra Bergstrom

Pasadena, CA 91104

McMillan, Acquanette (Netta)

From: Deborah Lutz
Sent: Monday, April 6, 2026 8:31 AM
To: PublicComment-AutoResponse
Cc: Gordo, Victor; Rivas, Jessica; Lyon, Jason; Madison, Steve; Hampton, Tyron; Jones, Justin; Cole, Rick
Subject: Agenda Item #10 Public comment

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Mayor and Councilmembers,

I am writing to urge the City Council to prioritize the appointment of a board member who brings a combination of housing-market familiarity, analytical rigor, and proven governance experience.

Over the past two years, it has become evident that the Board's decision-making is often hampered by a lack of members who understand the practicalities of property operations and the complexities of housing law. However, "experience" should not be defined narrowly. To be truly effective, the Board needs members who possess sophisticated analytical thinking and a track record of complex decision-making—skills often honed through service on city commissions, in corporate leadership, or within the field of professional mediation.

A candidate who understands the nuances of being a housing provider, even on a small scale, while also possessing the professional discipline to analyze economic data and mediate competing interests, would be an invaluable asset. This balance is essential for the Board to move beyond ideology and toward productive, fiscally responsible policy-making.

Furthermore, the recently announced resignation of a board member Gonzalez—who balanced tenant advocacy with the real-life challenges of operating naturally occurring affordable housing—leaves a significant void. Her perspective on the consequences of policy implementation must be replaced with equal care.

Regarding this vacancy, I urge the City Council to strictly adhere to Brown Act regulations. The application process must be transparent and open to the public, providing ample time for qualified candidates to submit their materials and demonstrate their fitness for this role.

The stability of Pasadena's housing market depends on a Board that is balanced, professionally diverse, and grounded in sound administrative principles.

Sincerely,

Deborah Lutz

4/6/2026
Item 10

McMillan, Acquanette (Netta)

From: Beatriz Vivi Martinez
Sent: Monday, April 6, 2026 11:04 AM
To: PublicComment-AutoResponse
Subject: Agenda Item 10

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Dear Council Members,

I am asking to vote for Simon Gibbons to be appointed to the Rental Housing Board. A property owner/housing provider point of view and experience is needed in this board. Please set aside your personal bias and vote to make sure the board is balanced.

In previous city council meetings I have witnessed the contempt some of you have shown when Mr. Gibbons is mentioned. Please set aside your bias and support property owners by having a place at the table.

Sincerely,

Beatriz Martinez

McMillan, Acquanette (Netta)

From:
Sent: Monday, April 6, 2026 11:17 AM
To: PublicComment-AutoResponse
Subject: Agenda Item 10

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To whom it may concern,

There needs to be equal representation between landlords and tenants on the Rental Housing Board. We've been made aware that professional surveys have shown that 82% of Pasadena's voters want a fair and balanced Rent Board.

Currently there is only ONE landlord on the Rent Board while there are already seven Board positions reserved for tenants.

It is neither fair nor reasonable to appoint yet more tenants and tenant activists to the remaining At-Large positions.

The lack of relevant expertise on the Rent Board is leading to unbalanced decisions that expose the City to legal and financial risk, and which encourage small-time housing providers to leave the market and sell to large corporate investors.

Mario Mamaril

McMillan, Acquanette (Netta)

From: Beatriz Vivi Martinez
Sent: Monday, April 6, 2026 11:24 AM
To: PublicComment-AutoResponse
Cc: Pasadena Housing Providers
Subject: Agenda Item 10 - NO TO BRANDON LAMAR

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Dear Council Members,

I am asking you not to once again appoint Brandon Lamar to the Rental Board. Please do not allow the board to become a musical chair gig for some residents.

Property owners/housing providers are denied a seat, but others keep getting appointed no sweat at all.

Support property owners/housing providers by voting to appoint Simon Gibbons to the board.

Sincerely,

Beatriz Martinez

McMillan, Acquanette (Netta)

From: Tricia McRae
Sent: Monday, April 6, 2026 12:24 PM
To: PublicComment-AutoResponse
Subject: Agenda item 10

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I am writing to the City Council to let you know that we need legitimate landlord expertise and representation to ensure fair and reasonable decisions affecting the rental industry.

Professional surveys have shown that 82% of Pasadena's voters want a fair and balanced Rent Board, so that developers don't buy out all of the independent landlords . If there is not a balanced rent board, then independent landlords are no longer going to want to rent their properties in Pasadena. When this happens, only large corporations will be monopolizing rentals in the city and build condos that won't qualify for rent control. This will defeat the board's agenda to curb rental costs for the average renter. Following the recent resignations, there is only ONE landlord on the Board. There are already seven Board positions reserved for tenants. It would not be fair nor reasonable to appoint another tenant activist to the remaining AT-Large positions. The lack of relevant expertise on the Rent Board is leading to unbalanced decisions that expose the City to legal and financial risk, and which encourage small-time housing providers to leave the market and sell to large developers.

Please do what is right and put another Landlord on the board, before big corporations take over the rental market.

Thank you for listening to reason.

McMillan, Acquanette (Netta)

From:
Sent: Monday, April 6, 2026 12:31 PM
To: PublicComment-AutoResponse
Subject: Agenda Item 10

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
There are already seven Board positions reserved for tenants. It is neither fair nor reasonable to appoint yet more tenants and tenant activists to the remaining At-Large positions.

Athalia Rotter

McMillan, Acquanette (Netta)

From: .
Sent: Monday, April 6, 2026 12:41 PM
To: PublicComment-AutoResponse
Subject: Landlord Representation

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I am writing to the City Council to let you know that we need legitimate landlord expertise and representation to ensure fair and reasonable decisions affecting the rental industry.

Professional surveys have shown that 82% of Pasadena's voters want a fair and balanced Rent Board, so that developers don't buy out all of the independent landlords . If there is not a balanced rent board, then independent landlords are no longer going to want to rent their properties in Pasadena. When this happens, only large corporations will be monopolizing rentals in the city and build condos that won't qualify for rent control. This will defeat the board's agenda to curb rental costs for the average renter. Following the recent resignations, there is only ONE landlord on the Board. There are already seven Board positions reserved for tenants. It would not be fair nor reasonable to appoint another tenant activist to the remaining AT-Large positions. The lack of relevant expertise on the Rent Board is leading to unbalanced decisions that expose the City to legal and financial risk, and which encourage small-time housing providers to leave the market and sell to large developers.

Please do what is right and put another Landlord on the board, before big corporations take over the rental market.

Thank you for listening to reason.

Joanne Celic


4/6/2026
Item 10

McMillan, Acquanette (Netta)

From: .
Sent: Monday, April 6, 2026 12:45 PM
To: PublicComment-AutoResponse
Subject: Landlord Representation

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I am writing to the City Council to let you know that we need legitimate landlord expertise and representation to ensure fair and reasonable decisions affecting the rental industry.

Professional surveys have shown that 82% of Pasadena's voters want a fair and balanced Rent Board, so that developers don't buy out all of the independent landlords . If there is not a balanced rent board, then independent landlords are no longer going to want to rent their properties in Pasadena. When this happens, only large corporations will be monopolizing rentals in the city and build condos that won't qualify for rent control. This will defeat the board's agenda to curb rental costs for the average renter. Following the recent resignations, there is only ONE landlord on the Board. There are already seven Board positions reserved for tenants. It would not be fair nor reasonable to appoint another tenant activist to the remaining AT-Large positions. The lack of relevant expertise on the Rent Board is leading to unbalanced decisions that expose the City to legal and financial risk, and which encourage small-time housing providers to leave the market and sell to large developers.

Please do what is right and put another Landlord on the board, before big corporations take over the rental market.

JC

4/6/2026
Item 10

McMillan, Acquanette (Netta)

From: Dana G
Sent: Monday, April 6, 2026 12:58 PM
To: PublicComment-AutoResponse
Subject: Landlord representation

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I am writing to the City Council to let you know that we need legitimate landlord expertise and representation to ensure fair and reasonable decisions affecting the rental industry.

Professional surveys have shown that 82% of Pasadena's voters want a fair and balanced Rent Board, so that developers don't buy out all of the mom-and-pop properties and build condo's that won't qualify for rent control. Following the recent resignations, there is only ONE landlord on the Board. There are already seven Board positions reserved for tenants. It would not be fair nor reasonable to appoint another tenant activists to the remaining AT-Large positions. The lack of relevant expertise on the Rent Board is leading to unbalanced decisions that expose the City to legal and financial risk, and which encourage small-time housing providers to leave the market and sell to large developers.

Please do what is right and put another Landlord on the board, before big corporations take over the rental market.

Thank you for listening to reason.

Daniela Celic

4/6/2026
Item 10

McMillan, Acquanette (Netta)

From: Chad Pratt
Sent: Monday, April 6, 2026 2:30 PM
To: PublicComment-AutoResponse; chadprattsr@gmail.com
Subject: Vote Pasadena rental housing board

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Dear Council Members:

I urge you all to do the right thing and vote for Mr Simon Gibbons to the rental housing board. We need landlord rep on the board. Democracy is based upon compromise, give & take, and discussion NOT on majority rule .

Please let's make this a balanced board.

Many thanks...

Chad Pratt Sr

McMillan, Acquanette (Netta)

From: Lourdes Gonzalez
Sent: Monday, April 6, 2026 3:19 PM
To: PublicComment-AutoResponse; cityclerk
Subject: (PUBLIC COMMENT) ITEM 10 APPOINTMENT PROCESS FOR AT-LARGE MEMBER POSITION ON THE PASADENA RENTAL HOUSING BOARD

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Dear Councilmembers,

I recently stepped down from my role as Vice Chair on the Pasadena Rental Housing Board. I am the fourth member of the body to resign in a short period of time.

Ahead of today's meeting, I want to share a perspective I believe is important as you consider the at-large appointment.

In my experience, the Board currently lacks balance, particularly as it now operates in a quasi-judicial capacity when hearing appeals. These decisions require careful review of the record, adherence to procedure, and a commitment to impartiality.

I have observed inconsistencies in how hearings and potential conflicts of interest were handled. At times, decisions have appeared to rely more on personal opinions than the documented record. Another consideration is the difficulty of reaching quorum if the majority of members are associated with the tenants union and should recuse themselves because of personal relationships to a party to the appeal. We have already faced this dilemma in the short time we have been hearing appeals.

In addition, increasing inflexibility and lack of transparency on the part of the director have made effective participation impracticable. These included obstacles advancing agenda items and strong resistance to reasonable process improvements with rental registry regulations and as serious as spreading misinformation from the Dias.

I have worked alongside individuals on the Board who are thoughtful and committed like Brandon Lamar, I value Brandon's service and engagement to the Board. He has been thoughtful and I respect his service. At the same time, this large seat appointment presents an opportunity to add a specific type of expertise to the table. David Coher's deep legal background and experience with city commissions provide the exact, specialized skillset needed to navigate complex regulatory decisions.

I appreciate your consideration of this important matter and for taking the time to read my feedback.

Respectfully,

Lourdes González Estrada

Lourdes González Estrada

4/6/2026
Item 10