

McMillan, Acquanette (Netta)

From: cityclerk
Sent: Monday, January 26, 2026 9:05 AM
To: Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Soo, Christine
Subject: FW: Testimony re: RSD Report tonight

From: Debra Bergstrom
Sent: Monday, January 26, 2026 9:04:28 AM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk <cityclerk@cityofpasadena.net>
Subject: Testimony re: RSD Report tonight

You don't often get email from [earn why this is important](#)

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I am neither a landlord nor a tenant, but the RSD's current rules will be a disaster for my family's future and we may be forced to sell our home upon retirement, and leave Pasadena, our hometown of 35 years.

- I purchased my home with back house in 2000 as a long term Retirement Plan – to eventually rent out, to support my family in retirement.
- I will never be able to afford the outrageous tenant relocation fees (minimum of 20K), nor could I survive on the miniscule allowable rent increase (less than cost-of- living).

RSD has created massive DISINCENTIVES for ADUs and 2nd units to join the rental inventory. Changes must be made.

- ADU's and 2nd units MUST be exempted
- Rent increases MUST equal or exceed cost-of -living

Please include this testimony in the records.

Kind regards,

Debra Bergstrom

Pasadena, CA 91104

McMillan, Acquanette (Netta)

From: Blake Boyd <
Sent: Monday, January 26, 2026 9:53 AM
To: cityclerk; PublicComment-AutoResponse; City_Council_District_Liaisons
Cc: Rivas, Jessica; Gordo, Victor; Madison, Steve; Jones, Justin; Hampton, Tyron; Masuda, Gene; Lyon, Jason; Cole, Rick
Subject: Agenda Item #10

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Pasadena City Council:

Tonight, you will be presented what is most assuredly a glowing report by Helen Morales, director of the Pasadena Rent Stabilization Department. I'm sure she will highlight the 25 evictions that the RSD has halted. Is there any breakdown of the general circumstances of those tenant / landlord disputes?

Several months ago, Dr. Morales told me personally that "only about 5% of landlord's are considered 'bad'". Can you please ask her to speak publicly about her estimation as far too often housing providers are vilified. I think we would all benefit by some clarity on this specific issue.

The reality is that small time housing providers like me cannot stay in business. As soon as I can, I am selling both of my properties and getting out of Pasadena.

A few reasons why:

- 1) Measure H has been law for 3 years. The upward adjustments for rent (fair return) hearings **finally** begin this week.
- 2) The annual registry fee is expected to be triple its original estimation by 2030. My insurance has tripled. Utility costs are rising. I can only raise rents 2.25%. The math doesn't work.
- 3) The majority of PRHB members continue to engage in activism in their decision making as opposed to regulating the rental industry in Pasadena. The former chair of the PRHB referenced housing providers as "predatory capitalist landlords" in public media in December. As a small business owner, I can assure you that this will not engender investment in Pasadena's aging housing stock.
- 4) Led by Helen Morales, the Rent Stabilization Department demanded owners upload copies of their rent increase notices which included tenant's names and addresses. Two fail to do so would deem them non-compliant and in violation of the law. Article 18, nor resolution by the PRHB, authorized such and the City of Pasadena is now exposed to safety, privacy and liability concerns.

Today, I am reminded of Colin Powell's famous line, "You break it, you own it."

Now that you own it, what are you all going to do to fix this untenable situation?

1/26/2026
Item 10

Thank you all for your service.

Regrettably,

Blake Boyd
Lone Star Properties, LLC

McMillan, Acquanette (Netta)

From: cityclerk
Sent: Monday, January 26, 2026 10:56 AM
To: Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Soo, Christine
Subject: FW: Agenda Item #10
Attachments: PRA - Infographic - Bedroom Size .pdf; PRA 40173 - Property Full Details Report.pdf

From: Deborah Lutz
Sent: Monday, January 26, 2026 10:55:08 AM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk <cityclerk@cityofpasadena.net>
Subject: Agenda Item #10

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Dear City Council Members,

What is so scary about the truth? And more importantly: what is the *actual* average rent in the City of Pasadena?

I am writing to express my deep frustration with the Rent Stabilization Department (RSD) Annual Report. As it stands, the report provides data that is too vague to be useful and lacks the substance required to guide serious policy decisions.

Data Distortion: "Apples to Oranges"

Whenever the media or the City quotes "average rent" for Pasadena, the figure is consistently skewed by the failure to segment housing types. Currently, the RSD treats the housing market as a monolith.

It is statistically irresponsible to include a 1960s garden-style apartment—featuring a single wall A/C, gas wall heaters, and popcorn ceilings—in the same dataset as a 2020 luxury development with central air, quartz countertops, and subterranean gated parking. By grouping "mom and pop" older housing stock with new-construction luxury buildings, the RSD creates an inflated "average" that does not reflect the reality of most Pasadena tenants or small-scale landlords.

The Solution is Already in the Registry

Now that the Rental Registry has collected comprehensive data, including the **date of construction**, there is no excuse for this lack of transparency. The City has the tools to provide a nuanced view of our diverse housing stock. How can the Rental Housing Board or the City Council effectively govern or make policy without accurate, relative data?

To provide a true picture of our city, I am requesting that City Council instruct the RSD to produce a breakdown of average rents based on the following criteria:

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Construction Year	Unit Types Requested
1995 & Newer	Studio, 1BR, 2BR, 3BR
1980 – 1994	Studio, 1BR, 2BR, 3BR
1970 – 1979	Studio, 1BR, 2BR, 3BR
Older than 1970	Studio, 1BR, 2BR, 3BR

Administrative Failure and Lack of Accountability

My attempts to obtain this data through official channels have been met with total obstruction. I submitted a Public Records Act (PRA) request for this breakdown, only to receive what can only be described as "junk" data that did not address the request.

Furthermore, my attempts to engage with Director Helen Morales have been ignored. After two separate requests for an in-office meeting, I was told to "make a PRA request"—despite the fact that I had already done so and attached the failed results to my email. I have now gone over 10 days without a reply.

Conclusion

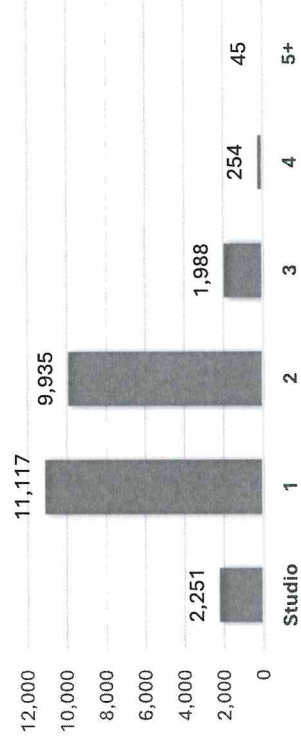
With a budget of nearly **\$6 million per year**, the Rent Stabilization Department is currently a bloated administrative bureaucracy providing very low value to the public. It is an embarrassment to the City that a property owner paying a rental registry tax cannot get a straight answer regarding the data the City itself collects.

I urge the Council to hold the RSD accountable. We need data-driven policy, not vague reports that obscure the truth of the Pasadena rental market.

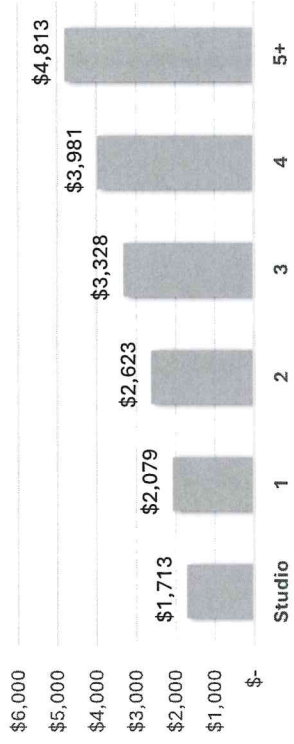
Sincerely,

Deborah Lutz

Rental Units by Bedroom Size



Average Rent by Bedroom Size



Year Built	Total Units
1910	1
1927	2
1924	1
2015	1
1957	1
1947	1
1901	1
1924	2
2008	1
1973	1
1907	1
1939	1
1920	1
1974	1
1922	1
1923	1
1915	1
1965	1
2009	1
2015	1
1928	1
1931	2
1912	1
1910	1
1947	1
1917	1
1979	1
1922	4
1972	1
1926	1
1926	1
1951	1
1978	1
1989	1
1989	1
1972	1
1941	1
1928	2
1925	2
2003	1
1971	2
1972	1
1925	2
1971	1
2005	1
1991	1

1946	1
2009	1
1964	1
1987	1
2007	1
1949	2
1979	1
1987	1
1906	1
1980	1
1979	1
1972	1
1988	1
1988	1
1980	1
1980	1
1925	1
1964	1
1924	1
1902	1
1955	15
1920	1
1972	1
2007	1
1923	1
1972	1
1980	1
1972	1
1924	1
1946	1
1972	1
1986	1
1908	1
1901	1
1985	1
1985	1
1991	1
1929	3
1936	1
1959	1
1927	2
1924	1
1953	1
1950	1
1963	1
2018	1
2009	90

1906	1
1922	1
1901	1
1904	2
2021	1
1909	1
1908	1
1997	1
1979	1
2017	1
1947	1
2003	1
1905	2
1989	1
1989	1
1959	1
2006	1
2024	1
1994	1
1924	1
1926	1
2006	50
1963	1
1939	1
1925	12
1925	1
1911	2
2020	1
1926	1
1975	75
1964	1
1959	1
1920	2
1921	2
1887	1
1991	2
1928	1
1923	2
1888	1
2007	33
1912	1
1951	2
1950	1
1907	1
1923	1
1925	1
1974	1

2007	1
1927	1
1925	1
1949	2
1984	1
1973	1
1987	1
1923	2
1952	1
1908	1
1914	2
2003	1
1980	1
1905	18
1895	9
1922	1
1940	1
1937	1
1948	1
1990	1
1949	4
1980	1
1975	1
1921	1
1920	2
1988	1
1910	2
1898	15
1921	1
1922	1
1927	2
1921	1
1924	1
1912	1
1946	1
1916	1
1912	2
2016	394
1949	1
1955	1
1964	1
1954	1
1965	1
1965	1
1948	1
1940	2
1951	1

1924	1
1924	2
1910	1
1912	2
1991	1
1991	1
1991	1
1987	1
2014	1
1959	1
1947	1
1926	1
2015	4
2016	82
1959	2
1923	7
1984	1
2020	1
1980	1
1948	1
1925	1
1925	1
2009	1
2009	1
1950	1
1998	12
1927	2
1963	1
1971	1
1971	1
1971	1
1971	1
1971	1
1971	1
1971	1
1971	1
1971	1
1971	1
2020	1
1922	1
1992	1
1948	2
1980	1
2009	1
1923	2
1951	1
1977	1
1981	1

[illegible]

[illegible]

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1984	1
1940	4
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1970	1
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1963	6
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1923	2
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1965	1
1983	1
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2006	1
2010	1
1989	1
1966	18
1982	1
1987	1
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1905	1
2009	1
1915	1
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1975	1
1965	1
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1927	1
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1952	2
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2017	91
2015	25
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McMillan, Acquanette (Netta)

From: cityclerk
Sent: Monday, January 26, 2026 12:23 PM
To: Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Soo, Christine
Subject: FW: Public comment on city council meeting agenda item #10

From: Adam Bray-Ali <
Sent: Monday, January 26, 2026 12:22:02 PM (UTC-08:00) Pacific Time (US & Canada)
To: City_Council <ccouncil@cityofpasadena.net>; cityclerk <cityclerk@cityofpasadena.net>
Subject: Public comment on city council meeting agenda item #10

[⚠] **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.

To: Honorable Mayor and City Council Members City of Pasadena

Date: January 26, 2026 RE: Agenda Item #10 – Acceptance and Discussion of Rental Stabilization Department (RSD) Annual Report

Dear Mayor and City Council Members,

As a local realtor and advocate for a balanced, sustainable housing market in Pasadena, I am writing to express my strong opposition to the claims, findings and current management direction of the Rental Stabilization Department (RSD) and the Rental Housing Board (RHB).

While Measure H was ostensibly created to provide "stability," the actual implementation under Director Helen Morales and the appointed Rental Housing Board has been characterized by administrative overreach, a lack of transparency, and a demonstrated bias that threatens to bankrupt the small-property providers who form the backbone of our local housing stock.

I urge the Council to consider the following critical issues before accepting this report:

1. Breach of Public Trust and Data Misrepresentation

Director Morales has repeatedly provided conflicting information regarding **data collection**. Just this past November, the Director claimed the RSD was not collecting private tenant data, only for property owners to provide documented evidence that the Department was demanding unredacted lease agreements and rent increase notices under threat of non-compliance. In August of last year, the Rent Stabilization Department failed to provide the required forms to property owners announcing the annual rent increases as required under Measure H. Instead of working to find a positive solution, she lied to the board about the availability, then had the board and RSD change the rules so they will no longer be responsible for putting out the one major information piece required under Measure H every year. How much the rent can increase? We have a dozen other demonstrated examples of these types of problems are growing but the lies and misrepresentations from former Chair Bell and his friends at BHYV that he hired directly in 2023 still fester. This "gotcha" style of governance is unacceptable.

2. Failure to Provide Workable "Fair Return" Tools

1/26/2026

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The RHB has proclaimed that property owners are "supported," yet after over two years of implementation, there is still no functional, user-friendly tool for calculating **Maintenance of Net Operating Income (MNOI)**. Landlords are being told they have a right to a fair return while simultaneously being denied the administrative tools to achieve it, effectively freezing their ability to maintain their properties in a high-inflation environment. When shown the tools created by the outside legal firms and RSD staff did not work, the department claimed they were functional and had been updated 30 minutes before the Housing Board meeting started. Despite this claim, as of today, there are no completed fair return hearings and we have been told that Director Morales will now make recommendations to the RHB with suggested outcomes in advance of hearings where the RHB is to be the deciding group.

3. Systematic Exclusion of Housing Providers

Despite the rhetoric of "fairness," the RHB has operated as an activist body rather than a neutral regulatory agency. Board members who hold four or more units are being actively prevented from full participation and voting, creating a lopsided governance structure that ignores the expertise and rights of professional housing providers. The Board typically spends significant time in their meetings demeaning property owners, making outlandish claims about imagined actions and intentions while systematically creating rules and processes that increase the 'fee' for the RHB and department that are of limited service to actual property owners.

4. Financial Penalties Disguised as "Averages"

The Department's calculation of the **annual security deposit interest rate** (set at 0.12% for 2025 and due this week) is a prime example of administrative bias. By selecting the most expensive version of "average" from a survey of banks, the RSD is prioritizing symbolic financial penalties over accurate market data. Furthermore, the \$238 per-unit fee is being levied without a transparent **Nexus Study**.

5. Failure to explain the budget

The Rental Housing Board is spending over \$6,000,000 per year with their department that has seen significant staff turnover, intends to fund ever larger staffing needs and still has not paid back the city for loans extended to fund the initial running of the RHB. According to the small print in this report, they have spent \$8.4M. When will they repay the citizens of Pasadena as obligated to by the Measure.

Formal Demand for a Nexus Study (Prop 26 Compliance)

I formally demand that the City of Pasadena require a comprehensive **Nexus Study** to justify the current and future fees collected by the RSD. Under California's Proposition 26, a regulatory fee must not exceed the reasonable cost of the service provided. Given the \$10 million already collected, we must ensure these funds are not being diverted into "activist" outreach or legal defense funds that do not provide a direct regulatory service to the fee-paying property owners.

Conclusion

Pasadena deserves a housing policy that respects both tenant stability and the financial viability of property ownership. Currently, we have an autonomous department that answers to no one and treats the housing providers of this city as adversaries. Watching the Director of the RSD provide this fluff piece with grandiose quotes about how splendidly everything is working is the height of hubris that ignores our reality on the ground.

Sincerely,

Adam BrayAli

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Adam Bray-Ali

adam@propertybyadam.com

Coldwell Banker Residential Brokerage

DRE#01859026