

McMillan, Acquanette (Netta)

From: Carol Dinniene Mispagel
Sent: Saturday, May 2, 2026 7:29 AM
To: PublicComment-AutoResponse
Subject: Support for Balanced Representation on the Rental Housing Board (Agenda Item 13)

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Dear Mayor and City Council Members,

I am writing regarding Agenda Item 13 on the May 4th meeting agenda, concerning the appointment of an at-large member to the Rental Housing Board.

I strongly encourage you to appoint a second qualified landlord representative to the board. A balanced board—one that includes equal representation from both tenants and housing providers—will lead to more thoughtful, fair, and informed decision-making.

Local housing providers play a critical role in maintaining and operating Pasadena’s rental housing stock. Ensuring their perspective is meaningfully represented will help the board better understand the real-world impacts of policies on housing availability, property maintenance, and long-term investment in our community.

Recent survey data indicates that a strong majority of Pasadena voters support equal representation between tenants and landlords on the board. Appointing a second experienced, current multi-family housing provider would reflect that public sentiment and promote balanced governance.

I respectfully ask that you consider candidates who have direct, hands-on experience managing multi-family housing and who can contribute practical insight to the board’s discussions.

Thank you for your time and for your service to our community.

Sincerely,
Carol Mispagel

Pasadena

McMillan, Acquanette (Netta)

From: Loren Naiman <lnaiman@pasadena.net>
Sent: Saturday, May 2, 2026 9:01 AM
To: PublicComment-AutoResponse
Cc: Loren Naiman
Subject: PUT SOMEONE WHO UNDERSTANDS ON THE BOARD

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It is time for the Pasadena Rental Housing Board to understand what it is there for. The current unbalanced and undereducated group needs the help of those schooled in entrepreneurship. Please place someone with experience in property management on the board.

Loren Naiman

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McMillan, Acquanette (Netta)

From: R.R. Hubbard
Sent: Saturday, May 2, 2026 9:15 AM
To: PublicComment-AutoResponse
Subject: Equal numbers of landlords and tenants in the Board

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Please let everyone feel that we have a fair system.

Thanks
Rose Hubbard

Sent from Yahoo Mail for iPhone

McMillan, Acquanette (Netta)

From: Richard Longobardo
Sent: Saturday, May 2, 2026 11:08 AM
To: PublicComment-AutoResponse
Subject: Rental Board Member

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As a business owner in Pasadena, I would strongly urge you to appoint a second real estate experienced housing owner multifamily housing owner as a board member to the rental board. It has been patently unfair with the overwhelming number majority number of board members being renters and non-owners. Please see this message. I'll be watching carefully to see how you vote. Thank you.

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McMillan, Acquanette (Netta)

From: MARSHA WILLHITE
Sent: Saturday, May 2, 2026 11:56 AM
To: PublicComment-AutoResponse
Subject: Rent Board - Let's Even This Out

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It is my expectation that the Rent Board be unbiased and fair. Thus, I suggest you appoint an owner to the the Rent Board on May 4, Agenda item 13. It would be best to have a small family owner, not a big conglomerate owner since they represent big business interests. Ordinances that hold big companies to account often have detrimental affects on small family units. I will not rent my single unit to anyone until the regulations become fair, which takes my unit out off the market at a time when it could be of help in the housing crunch we face.

Marsha

Marsha Willhite
4
Altadena, CA 91001

McMillan, Acquanette (Netta)

From: Larry Kallis
Sent: Saturday, May 2, 2026 12:46 PM
To: PublicComment-AutoResponse
Subject: At large rental board member

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I have been renting properties out for 60 years and I have been a Real estate professional for 40 years. I have served as a trainer for the California Association of Realtors. I am one of the original; 13 to serve in that capacity.

I have served as a Chair of the Grievance committee for 12 years. The committee looks at charges that are brought against any Realtor and if we find that there is validity to the complaint we forward i to the Professional Standards Committee which serves as judge and jury.

I do this because I want our industry to remain professional. I certainly don't want anyone unethical to be in our business.

In the early 80's a time that were many vacancies in Pasadena and surrounding areas I sent a letter to all my tenants reducing the rent by what ever amount I considered appropriate. I believe the highest amount was about \$200. I received a call from one of my tenants asking me as to what's going on.

I told her that she was a good tenant and I didn't want to lose her so I was reducing the rent t by what I thought was a fair amount. her answer was "I'll be damned, now I have heard everything. Needless to say where others had a 50% vacancy rate I never had one.

On or about the same time I had a house for rent where the previous tenant had passed away on the property. I disclosed that to my perspective tenants and neighbors heard me tell them of the death on the premises and advised no to do that because I would lose a tenant. My answer was that I thought that it was the right thing to do because if they found out on their own they may feel uncomfortable and I would lose the tenant anyway. I was doing this about 30 years before it became state law.

I would very much like to serve my community as a member of the Housing Board

Respectfully submitted

Larry Kallis, Realtor
Century 21 Village Realty
(626) 864-3344,
Cal DRE # 00926118

04/20/

McMillan, Acquanette (Netta)

From: April Kamar
Sent: Saturday, May 2, 2026 2:59 PM
To: PublicComment-AutoResponse
Subject: Agenda Item 13.

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Agenda Item 13

Good Afternoon,

As of now, there is only one at-large rental board member that is a landlord.

Please support the multi-family rental industry by installing a second, real, experienced and current multi-family housing provider to be on the board.

Multi-family housing providers need balance and the opportunity for a fair Housing Board.

Please appoint another landlord to the Board.
Thank you for your consideration.

April Kamar

McMillan, Acquanette (Netta)

From: Deborah Lutz
Sent: Sunday, May 3, 2026 6:48 PM
To: PublicComment-AutoResponse
Subject: Agenda Item #13 - Encouraging Professional Property Management Expertise for the Upcoming Rental Housing Board Appointment

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Dear Mayor and City Council Members,

As the City Council prepares to make a new appointment to the Pasadena Rental Housing Board (PRHB), I am writing to strongly urge the selection of a candidate with direct, professional experience in multi-family property management.

The goal of the appointment should be to ensure the Board possesses the necessary technical expertise to navigate the complexities of our local housing market. While the current Board is composed of dedicated tenant advocates, the absence of practical operational knowledge has occasionally led to policy decisions with unintended consequences that affect the long-term stability of Pasadena's housing supply.

We saw a clear example of how professional expertise improves Board outcomes with the recent appointment of David Cohen. Although his background is legal rather than operational, his experience as a mediator and commissioner proved invaluable during the recent quasi-judicial appeals hearing between a resident and a housing provider. The contrast between this hearing and previous ones was stark; Mr. Cohen's ability to analyze complex data and sort through minute details led to a more balanced and thoughtful process.

We ask the Council to build on this momentum by appointing a member who brings "boots on the ground" multi-family housing experience. Such an appointment would benefit the City in several ways:

- **Informed Policy Nuance:** A member with operational experience understands the day-to-day realities of building maintenance, Fair Housing compliance, and the financial structures of multi-family assets.
- **Data-Driven Decision Making:** Real-world knowledge helps the Board better interpret market data and anticipate how proposed regulations will function in practice.
- **Maintaining Board Integrity:** Adding technical management expertise does not jeopardize the primary mission of tenant protection. Rather, it ensures those protections are implemented in a sustainable, legally sound, and effective manner.

04/20/

Both residents and housing providers deserve a Board that reflects a high level of professional expertise. By appointing an individual with a background in multi-family management, you will ensure that the PRHB remains a balanced body capable of fostering a healthy housing environment for all Pasadenans.

05/04/2026

Item 13

Thank you for your time and for your continued dedication to our community.

Sincerely,

--

Deborah Lutz

