

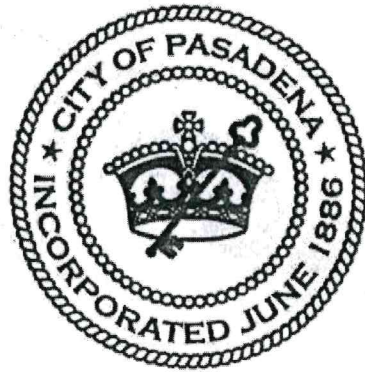
ATTACHMENT B

REDACTED APPLICATIONS FOR
PROSPECTIVE PRHB MEMBERS

RECEIVED

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CITY CLERK
CITY OF PASADENA



Pasadena Rental Housing Board



CITY OF PASADENA APPLICATION FOR APPOINTMENT TO THE PASADENA RENTAL HOUSING BOARD FORM RHB-001

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications certified by the City Clerk as eligible for appointment shall remain valid for use towards future vacancies for a period of up to one year from certification. In the event of a vacancy, if the applicant has not been appointed to the Rental Housing Board and still desires to be considered for appointment, they may submit an updated application, or may advise the City Clerk's Office in writing that the information contained on the original application is still current. For example, if an application is certified on February 21, 2025 as eligible, said application will continue to be qualified subject to written confirmation by the applicant to the City Clerk's Office through February 21, 2026.

Applicant Name: Desolina Avila
Home Address: _____ Pasadena, CA 91107
Mailing Address: _____ Pasadena, CA 91107
Email Address: _____
Business Phone: N/A Date Available to Start: upon request
Home Phone: N/A Cell Phone: _____

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District _____

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

Pasadena Meals on Wheels - 2013-2017 volunteer, Board member 2015-17
Pasadena Little League - 2010-12
East LA Community Corporation - 2012-2019
National Association of Hispanic Real Estate Professionals -
Montebello South East LA Chapter - 2007-2009 President, 2005-2015

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO
8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO
10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO
11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

see attached

13. How would you add value to the Pasadena Rental Housing Board?

See attached

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

See attached

15. How would you help to achieve these objectives and goals?

See attached

I, Desolina Fula (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 24 day of February, 2021.

Signed: [Signature]

Printed Name: Desolina Fula



CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

- 1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.**

I am a resident of District No. 4 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91107 (zip code).

Signed: _____

Printed Name: Desdine A. Silva

- 2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).**

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.


Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (City Charter Article XVIII) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose. When completing Form 700 to report such interests and dealings in rental property, please note that City Charter Article XVIII requires information about interests in rental property in Los Angeles County for **three years**, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

City Charter Article XVIII Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)). Please acknowledge you have read the following:

***Note:** While the City Charter is permissive in allowing At-large members to own rental property, California's Conflict of Interest regulations for public officials contain separate standards. As a result, Board members who are property owners with interest in 4 or more rental units in the City of Pasadena might not be able to freely participate in all matters that come before the Pasadena Rental Housing Board. Interested applicants in such a position should consult with legal counsel prior to submitting an application.*

I acknowledge I have read the foregoing Note  *(initials)*

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Desdemona Avila (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 24 day of February, 2020

Signed: _____

Printed Name: Desdemona Avila



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Desolene Avila (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California 91107 (zip code)

OR

This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 24 day of February, 2020.

Signed: _____

Printed Name: Desolene Avila

City of Pasadena – Application for appointment to the Pasadena rental housing board
Form RHB-001- **Attachment**

12. Describe your relative life experience, professional training, or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

Housing – I have been a mortgage banker for 20 + years, expertise working with first time home buyers and low-moderate income home buyers. I have lead sales teams educating and enabling them to be successful in these markets. I am a homeowner in the City of Pasadena and have been a rental property owner in the City of Los Angeles since 2000. I have my NMLS license however it is inactive at the present time.

Housing Justice - I have been an advocate for safe and high-quality housing for my entire mortgage banking career. I have been a board member of 2 housing non-profits, East LA Community Corporation and Los Angeles Neighborhood Housing Services. When there was a Neighborhood Housing Services office in Pasadena, I was an active partner and speaker for their home ownership workshops. I am a member of the National Association of Hispanic Real Estate Professionals (NAHREP), past Western Region co-chair and founding director for the Montebello East LA Chapter and past president.

Landlord Tenant Relationships – I have been a property owner since 2000; I currently own 4 units in the City of Los Angeles. I am in good standing with the City of Los Angeles Housing Authority for adhering to all rent stabilization ordinances (RSO). I also have a good, professional relationships with all of the tenants living in my rental properties. As an example, I have very low turnover. One of my tenants has been in their homes for 17 years, the other 22 years. I consider myself a very reasonable property owner. I keep up with the care of all my properties. My tenants know that they can always rely on me to make sure all repairs, requested work is done in a timely and workman like manner. I pride myself on being an exemplary small business property owner and contributing to attractive housing in the neighborhoods of my rental properties.

Real Estate – I am a big proponent of “respecting” all property, real estate. It is an honor and a privilege to own real estate. I am proactive on being aware of the environment surrounding all my properties by visiting my properties at least once a week, going online to view neighborhood news, and understanding the latest rental ordinances.

13. How would you add value to the Pasadena Rental Housing Board?

I would know and understand The City of Pasadena Charter, Articles 18,11 and any other Article that would be vital to the position of director. My corporate managerial training has given me skills to collaborate with colleagues, communicate effectively, listen and understand what the need is to find the best solution for all parties. My experience as a "small property" owner has given me real life challenges and real-life reasonable solutions for both parties, tenant and owner. I am committed to always finding a solution to improve quality of life matters for all citizens equally.

14. What do you view are the primary objectives and goals for the Pasadena Rental Housing Board?

Ensure that all citizens of The City of Pasadena have excellent housing. This begins with knowing and understanding the current rental laws and ordinances, Article 18. From there, work and strive to understand if there are areas where the City of Pasadena can advance for the betterment of their citizens and The City of Pasadena's long-term prosperity.

15. How would you help to achieve these objectives and goals?

As a new board member, I would become familiar and understand the present needs of the Rental Housing Board and the needs of Pasadena's citizens. I would then work with the board to prioritize those needs. If necessary, reach out to city's leadership to validate the board's priority list. Simultaneously, become acquainted with each board member and strive to have a professional relationship with each member.

Desolina Avila

Pasadena, CA • •

Mortgage & Community Lending Professional | CRA Strategy | Affordable Housing Partnerships | Leadership

Summary

Mortgage lending expert with 20+ years in mortgage banking driving growth through CRA strategy, affordable lending, and high-impact partnerships. Expert at launching and scaling portfolio, conventional, FHA/VA, bond, and down payment assistance programs; building reciprocal nonprofit, realtor and builder alliances; and developing sales talent. Trusted industry voice and community connector known for operational rigor, compliance alignment, and consistently exceeding goals.

Core Strengths

- CRA strategy and execution
- Affordable lending: bond & DPA programs
- FHA/VA and conventional lending
- Sales leadership, coaching, enablement
- Housing nonprofit, realtor, builder, partnerships
- Market development in LMI and multicultural segments
- Training design and delivery (in-person/virtual)
- Cross-functional collaboration with Community Relations/Compliance
- Public speaking and stakeholder engagement

Professional Experience

U.S. Bank — Business Development Manager, West Retail Jan 2023–Sep 2024

- Coordinated loan officer submissions for bond and down payment programs to ensure accuracy and speed to decision.
- Advised senior regional leaders and sales teams on CRA portfolio, conventional, FHA/VA, bond, and DPA programs—guidelines, positioning, and sales execution.
- Partnered with CRA leadership to review documentation aligned to exam readiness and ratings.
- Built and delivered training clarifying LMI tract vs. LMI borrower qualifications, improved sales and compliance alignment.

- Developed sourcing strategies leveraging realtors, builders, nonprofits, and trade groups to expand referral channels.
- Led educational events/webinars with realtors, GSEs, builders, NAHREP, AREAA, NAREB.
- Frequently requested internal/external presenter on CRA and affordable products.
- Maintained proactive cadence with VIP partners; completed training and reporting ahead of deadlines.

Citibank — Business Development Officer, LA & Ventura Oct 2019–Jan 2023

- Subject matter expert to sales leaders on CRA/affordable products, from guidelines to go-to-market.
- Built and managed relationships with nonprofits, housing authorities, and HFAs to expand LMI and minority homeownership.
- Engaged affordable housing developers in LMI and majority-minority tracts to increase program awareness and utilization.
- Collaborated with Community Relations to meet CRA goals across the market.
- Sourced volume-generating relationships with real estate professionals and associations (NAREB, NAHREP, AREAA).
- Advised recruiting on strategic placement of multicultural mortgage professionals.
- Founding member, Citi LatinX employee network.

Wells Fargo — Regional Diverse Segments Manager LA Oct 2000–Sep 2019

- Led strategy for minority lending, first-time homebuyers, and LMI purchase lending across LA County.
- Co-created annual sales goals and built the LA County CRA plan; partnered cross-functionally on CRA activities and reporting.
- Forged long-term partnerships with realtor boards, trade orgs, nonprofits, and community stakeholders.
- Trained and mentored sales teams to maximize internal programs, driving performance and retention.
- Regular speaker/panelist at national and local industry events on diversity lending, FTHB, LMI, and multicultural segments.

- Drove initiatives with military and union program leaders to expand access and awareness.

Industry Leadership & Affiliations

- East LA Community Corporation (ELACC): Board of Directors (2002–2019)
- LA Neighborhood Housing Services: Past Board Member
- NAHREP: Director, Southwest Region (2022–2023), Founding Director/Past President, Montebello SE LA Chapter (2008–2010)
- AREAA: Founding Director, Los Angeles Chapter; Advisor (2010–2019)
- NAREB: Past Director, Consolidated Chapter of Los Angeles

Community Involvement

- Pasadena Humane Society: Volunteer (2024–Present)
- Pasadena Meals on Wheels: Director and Driver (2016–2022)
- Pasadena Little League: Director and Coach (2011–2016)

Awards

- Wells Fargo President's Club (2005, 2009)
- NAHREP South Bay: Affiliate of the Year (2016)

Education

- California State University, Dominguez Hills — BA, Interdisciplinary Studies
- Languages: Spanish (fluent)
- NMLS ID available upon request

STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Date Initial Filing Received
Filing Official Use Only

RECEIVED

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE) **2025 FEB 24 AM 10:21**
Avila Maria Desolina

1. Office, Agency, or Court

Agency Name (Do not use acronyms) City of Pasadena **CITY CLERK
CITY OF PASADENA**

Division, Board, Department, District, if applicable Your Position
Pasadena Rental Housing Board - Applicant

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

Agency: _____ Position: _____

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

- State
- Multi-County _____
- City of Pasadena
- Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)
- County of Los Angeles
- Other _____

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

- Annual: The period covered is January 1, 2025, through December 31, 2025.
- or- The period covered is ____/____/____, through December 31, 2025.
- Assuming Office: Date assumed ____/____/____
- Leaving Office: Date Left ____/____/____ (Check one circle below.)
- The period covered is January 1, 2025, through the date of leaving office.
- or- The period covered is ____/____/____, through the date of leaving office.
- Candidate: Date of Election None and office sought, if different than Part 1: _____

4. Schedule Summary (required)

► Total number of pages including this cover page: 4

Schedules attached

- Schedule A-1 - Investments - schedule attached
- Schedule A-2 - Investments - schedule attached
- Schedule B - Real Property - schedule attached
- Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached
- Schedule C - Income, Loans, & Business Positions - schedule attached
- Schedule D - Income - Gifts - schedule attached
- Schedule E - Income - Gifts - Travel Payments - schedule attached

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
(Business or Agency Address Recommended - Public Document)

DAYTIME TELEPHONE NUMBER EMAIL ADDRESS

CA 91107

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 02-24-24 Signature _____
(month, day, year) (File the originally signed paper statement with your filing official.)

Types of Statements

Assuming Office Statement:

If you are a newly appointed official or are newly employed in a position designated, or that will be designated, in a state or local agency's conflict of interest code, your assuming office date is the date you were sworn in or otherwise authorized to serve in the position. If you are a newly elected official, your assuming office date is the date you were sworn in.

- Report: Investments, interests in real property, and business positions held on the date you assumed the office or position must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date you assumed the office or position.

For positions subject to confirmation by the State Senate or the Commission on Judicial Appointments, your assuming office date is the date you were appointed or nominated to the position.

- Example: Maria Lopez was nominated by the Governor to serve on a state agency board that is subject to state Senate confirmation. The assuming office date is the date Maria's nomination is submitted to the Senate. Maria must report investments, interests in real property, and business positions Maria holds on that date, and income (including loans, gifts, and travel payments) received during the 12 months prior to that date.

If your office or position has been added to a newly adopted or newly amended conflict of interest code, use the effective date of the code or amendment, whichever is applicable.

- Report: Investments, interests in real property, and business positions held on the effective date of the code or amendment must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the effective date of the code or amendment.

Annual Statement:

Generally, the period covered is January 1, 2025, through December 31, 2025. If the period covered by the statement is different than January 1, 2025, through December 31, 2025, (for example, you assumed office between October 1, 2024, and December 31, 2024 or you are combining statements), you must specify the period covered.

- Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement must be reported. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.
- If your disclosure category changes during a reporting period, disclose under the old category until the effective date of the conflict of interest code amendment and disclose under the new disclosure category through the end of the reporting period.

Leaving Office Statement:

Generally, the period covered is January 1, 2025, through the date you stopped performing the duties of your position. If the period covered differs from January 1, 2025, through the date you stopped performing the duties of your position (for example, you assumed office between October 1, 2024, and December 31, 2024, or you are combining statements), the period covered must be specified. The reporting period can cover parts of two calendar years.

- Report: Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.

Candidate Statement:

If you are filing a statement in connection with your candidacy for state or local office, investments, interests in real property, and business positions held on the date of filing your declaration of candidacy must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date of filing your declaration of candidacy is reportable. Do not change the preprinted dates on Schedules A-1, A-2, and B.

Candidates running for local elective offices (e.g., county sheriffs, city clerks, school board trustees, or water district board members) must file candidate statements, as required by the conflict of interest code for the elected position. The code may be obtained from the agency of the elected position.

Amendments:

If you discover errors or omissions on any statement, file an amendment as soon as possible. You are only required to amend the schedule that needs to be revised; it is not necessary to refile the entire form. Obtain amendment schedules from the FPPC website at www.fppc.ca.gov.

Note: Once you file your statement, you may not withdraw it. All changes must be noted on amendment schedules.

Expanded Statement:

If you hold multiple positions subject to reporting requirements, you may be able to file an expanded statement for each position, rather than a separate and distinct statement for each position. The expanded statement must cover all reportable interests for all jurisdictions and list all positions on the Form 700 or on an attachment for which it is filed. The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1.

SCHEDULE A-1

Investments

Stocks, Bonds, and Other Interests

(Ownership Interest is Less Than 10%)

Investments must be itemized.

Do not attach brokerage or financial statements.

Name
D. Avila

NAME OF BUSINESS ENTITY
Wells Fargo & Company

GENERAL DESCRIPTION OF THIS BUSINESS
Banking

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)
 Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:
2005
 _____/_____/25 _____/_____/25
 ACQUIRED DISPOSED

NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)
 Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:
 _____/_____/25 _____/_____/25
 ACQUIRED DISPOSED

NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)
 Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:
 _____/_____/25 _____/_____/25
 ACQUIRED DISPOSED

NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)
 Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:
 _____/_____/25 _____/_____/25
 ACQUIRED DISPOSED

NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)
 Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:
 _____/_____/25 _____/_____/25
 ACQUIRED DISPOSED

NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)
 Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:
 _____/_____/25 _____/_____/25
 ACQUIRED DISPOSED

Comments:

Instructions Cover Page

Enter your name, mailing address, and daytime telephone number in the spaces provided. **Because the Form 700 is a public document, you may list your business/office address instead of your home address.**

Part 1. Office, Agency, or Court

- Enter the name of the office sought or held, or the agency or court. Consultants must enter the public agency name rather than their private firm's name. (Examples: State Assembly; Board of Supervisors; Office of the Mayor; Department of Finance; Hope County Superior Court).
- Indicate the name of your division, board, or district, if applicable. (Examples: Division of Waste Management; Board of Accountancy; District 45). **Do not use acronyms.**
- Enter your position title. (Examples: Director; Chief Counsel; City Council Member; Staff Services Analyst).
- If you hold multiple positions (i.e., a city council member who also is a member of a county board or commission) you may be required to file separate and distinct statements with each agency. To simplify your filing obligations, in some cases you may instead complete a single expanded statement and file it with each agency.
 - The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1. To file an expanded statement for multiple positions, enter the name of each agency with which you are required to file and your position title with each agency in the space provided. **Do not use acronyms.** Attach an additional sheet if necessary. Complete one statement disclosing all reportable interests for all jurisdictions. Then file the expanded statement with each agency as directed by Regulation 18723.1(c).

If you assume or leave a position after a filing deadline, you must complete a separate statement. For example, a city council member who assumes a position with a county special district after the April annual filing deadline must file a separate assuming office statement. In subsequent years, the city council member may expand their annual filing to include both positions.

Example:

Brian Bourne is a city council member for the City of Lincoln and a board member for the Camp Far West Irrigation District – a multi-county agency that covers the Counties of Placer and Yuba. The City is located within Placer County. Brian may complete one expanded statement to disclose all reportable interests for both offices and list both positions on the Cover Page. Brian will file the expanded statement with each the City and the District as directed by Regulation 18723.1(c).

Part 2. Jurisdiction of Office

- Check the box indicating the jurisdiction of your agency and, if applicable, identify the jurisdiction. Judges, judicial candidates, and court commissioners have statewide jurisdiction. All other filers should review the Reference Pamphlet, page 14, to determine their jurisdiction.
- If your agency is a multi-county office, list each county in which your agency has jurisdiction.

- If your agency is not a state office, court, county office, city office, or multi-county office (e.g., school districts, special districts and JPAs), check the "other" box and enter the county or city in which the agency has jurisdiction.

Example:

This filer is a member of a water district board with jurisdiction in portions of Yuba and Sutter Counties.

1. Office, Agency, or Court	
Agency Name (Do not use acronyms) Feather River Irrigation District	
Division, Board, Department, District, if applicable N/A	Your Position Board Member
* If filing for multiple positions, list below or as an attachment. (Do not use acronyms)	
Agency N/A	Position
2. Jurisdiction of Office (Check at least one box)	
<input type="checkbox"/> State	<input type="checkbox"/> Judge or Court Commissioner (Statewide Jurisdiction)
<input checked="" type="checkbox"/> Multi-County Yuba & Sutter Counties	<input type="checkbox"/> County of _____
<input type="checkbox"/> City of _____	<input type="checkbox"/> Other _____

Part 3. Type of Statement

Check at least one box. The period covered by a statement is determined by the type of statement you are filing. If you are completing a 2025 annual statement, **do not** change the pre-printed dates to reflect 2026. Your annual statement is used for reporting the **previous year's** economic interests. Economic interests for your annual filing covering January 1, 2026, through December 31, 2026, will be disclosed on your statement filed in 2027. See Reference Pamphlet, page 4.

Combining Statements: Certain types of statements for the same position may be combined. For example, if you leave office after January 1, but before the deadline for filing your annual statement, you may combine your annual and leaving office statements. File by the earliest deadline. Consult your filing officer or the FPPC.

Part 4. Schedule Summary

- Complete the Schedule Summary after you have reviewed each schedule to determine if you have reportable interests.
- Enter the total number of completed pages including the cover page and either check the box for each schedule you use to disclose interests; or if you have nothing to disclose on any schedule, check the "No reportable interests" box. Please **do not** attach any blank schedules.

Part 5. Verification

Complete the verification by signing the statement and entering the date signed. Each statement must have an original "wet" signature unless filed with a secure electronic signature. (See page 4 above.) All statements must be signed under penalty of perjury and be verified by the filer pursuant to Government Code Section 81004. See Regulation 18723.1(c) for filing instructions for copies of expanded statements.

When you sign your statement, you are stating, under penalty of perjury, that it is true and correct. Only the filer has authority to sign the statement. An unsigned statement is not considered filed and you may be subject to late filing penalties.

SCHEDULE B
Interests in Real Property
(Including Rental Income)

Name D. Avila

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS _____

CITY LA, CA 90041

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
2000
1 / 25 / 1 / 25
 ACQUIRED DISPOSED

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ Yrs. remaining Other _____

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS _____

CITY LA, CA 90041

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
2000
1 / 25 / 1 / 25
 ACQUIRED DISPOSED

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ Yrs. remaining Other _____

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* PMM Mortgage

ADDRESS (Business Address Acceptable) _____

BUSINESS ACTIVITY, IF ANY, OF LENDER _____

INTEREST RATE 4.75% None TERM (Months/Years) 30yrs

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

NAME OF LENDER* PMM Mortgage

ADDRESS (Business Address Acceptable) _____

BUSINESS ACTIVITY, IF ANY, OF LENDER Pittsburgh, PA 15250-7458

INTEREST RATE 4.75% None TERM (Months/Years) 30yrs

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

Comments: _____

Instructions – Schedule A-2

Investments, Income, and Assets of Business Entities/Trusts

Use Schedule A-2 to report investments in a business entity (including a consulting business or other independent contracting business) or trust (including a living trust) in which you, your spouse or registered domestic partner, and your dependent children, together or separately, had a 10% or greater interest, totaling \$2,000 or more, during the reporting period and which is located in, doing business in, planning to do business in, or which has done business during the previous two years in your agency's jurisdiction. (See Reference Pamphlet, page 14.) A trust located outside your agency's jurisdiction is reportable if it holds assets that are located in or doing business in the jurisdiction. Do not report a trust that contains non-reportable interests. For example, a trust containing only your personal residence not used in whole or in part as a business, your savings account, and some municipal bonds, is not reportable.

Also report on Schedule A-2 investments and real property held by that entity or trust if your pro rata share of the investment or real property interest was \$2,000 or more during the reporting period.

To Complete Schedule A-2:

Part 1. Disclose the name and address of the business entity or trust. If you are reporting an interest in a business entity, check "Business Entity" and complete the box as follows:

- Provide a general description of the business activity of the entity.
- Check the box indicating the highest fair market value of your investment during the reporting period.
- If you initially acquired or entirely disposed of this interest during the reporting period, enter the date acquired or disposed.
- Identify the nature of your investment.
- Disclose the job title or business position you held with the entity, if any (i.e., if you were a director, officer, partner, trustee, employee, or held any position of management). A business position held by your spouse is not reportable.

Part 2. Check the box indicating your pro rata share of the gross income received by the business entity or trust. This amount includes your pro rata share of the gross income from the business entity or trust, as well as your community property interest in your spouse's or registered domestic partner's share. Gross income is the total amount of income before deducting expenses, losses, or taxes.

Part 3. Disclose the name of each source of income that is located in, doing business in, planning to do business in, or that has done business during the previous two years in your agency's jurisdiction, as follows:

- Disclose each source of income and outstanding loan to the business entity or trust identified in Part 1 if your pro rata share of the gross income (including your community property interest in your spouse's or registered domestic partner's share) to the business entity or trust from that source was \$10,000 or more during the reporting period. (See Reference Pamphlet, page 12, for examples.) Income from governmental sources may be reportable if not considered salary. See Regulation 18232. Loans from commercial lending institutions made in the lender's regular course of business on terms available to members of the public without regard to your official status are not reportable.
- Disclose each individual or entity that was a source of commission income of \$10,000 or more during the reporting period through the business entity identified in Part 1. (See Reference Pamphlet, page 9.)

You may be required to disclose sources of income located outside your jurisdiction. For example, you may have a client who resides outside your jurisdiction who does business on a regular basis with you. Such a client, if a reportable source of \$10,000 or more, must be disclosed.

Mark "None" if you do not have any reportable \$10,000 sources of income to disclose. Phrases such as "various clients" or "not disclosing sources pursuant to attorney-client privilege" are not adequate disclosure. (See Reference Pamphlet, page 15, for information on procedures to request an exemption from disclosing privileged information.)

Part 4. Report any investments or interests in real property held or leased by the entity or trust identified in Part 1 if your pro rata share of the interest held was \$2,000 or more during the reporting period. Attach additional schedules or use FPPC's Form 700 Excel spreadsheet if needed.

- Check the applicable box identifying the interest held as real property or an investment.
- If investment, provide the name and description of the business entity.
- If real property, report the precise location (e.g., an assessor's parcel number or address).
- Check the box indicating the highest fair market value of your interest in the real property or investment during the reporting period. (Report the fair market value of the portion of your residence claimed as a tax deduction if you are utilizing your residence for business purposes.)
- Identify the nature of your interest.
- Enter the date acquired or disposed only if you initially acquired or entirely disposed of your interest in the property or investment during the reporting period.

SCHEDULE B
Interests in Real Property
 (Including Rental Income)

Name
D. Avila

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

CITY
LA, CA 90041

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
2000 1/25 1/25
 ACQUIRED DISPOSED

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ Other _____
Yrs. remaining

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

CITY
LA, CA 90041

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
2000 1/25 1/25
 ACQUIRED DISPOSED

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ Other _____
Yrs. remaining

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*
PHH Mortgage

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER
Pittsburgh, PA 15250-7450

INTEREST RATE None 4.75% TERM (Months/Years) 30yrs

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

NAME OF LENDER*
PHH Mortgage

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER
Pittsburgh, PA 15250-7450

INTEREST RATE None 4.75% TERM (Months/Years) 30yrs

HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

Comments: _____



Pasadena Rental Housing Board

RECEIVED

2026 MAR 27 AM 11: 58

CITY CLERK
CITY OF PASADENA

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

see resume

Education – Include professional or vocational licenses or certificates.

BA in anthropology; Certificate of Information Technology

1. **Have you ever worked for the City of Pasadena?** (If yes, please list dates/department)

YES NO

2. **Are you related to any employee, appointed or elected official of the City of Pasadena?** (If yes, please indicate name and relationship)

YES NO

3. **Are you aware that financial disclosure is required annually?** (e.g., sources of income, loans and gifts, investments, interests in real property)

YES NO

4. **Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board?** (If yes, please indicate any potential conflicts)

YES NO

5. **Do you or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years?**

YES NO

6. **Do you have a Material Interest in 4 or more units of Rental Property within the City of Pasadena?** (If yes, please read the "Note" on the Supplement to Statement of Economic Interest Form (Form RHB-002) regarding property owners with interest in 4 or more rental units, attached to this application)

YES NO

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Charter Section 1803(g)).

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO

8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO

9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO

10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO

11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

I've been a tenant for 7+ years in and around Pasadena; currently work at Caltech as the admin to audit & Compliance department; support audit committee

13. How would you add value to the Pasadena Rental Housing Board?

I'm familiar w/ policies & procedures, interpretation of codes; read up on Measure H for personal use and application.

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

ensuring a balance between tenants and landlords, assisting w/ disputes, reevaluating hearing officer decisions; application of M.H.

15. How would you help to achieve these objectives and goals?

Continue to inform myself on Measure H, CA civil codes, and inform myself on community concerns by spending w/ neighbors.

I, Claudia De Anda (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this March day of 27, 2026.

Signed: Claudia De Anda

Printed Name: Claudia De Anda



CITY OF PASADENA Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 2 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91107 (zip code).

Signed: Claudia De Anda

Printed Name: Claudia De Anda

2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (City Charter Article XVIII) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose. When completing Form 700 to report such interests and dealings in rental property, please note that City Charter Article XVIII requires information about interests in rental property in Los Angeles County for **three years**, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

City Charter Article XVIII Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)). Please acknowledge you have read the following:

Note:** While the City Charter is permissive in allowing At-large members to own rental property, California's Conflict of Interest regulations for public officials contain separate standards. As a result, Board members who are property owners with interest in 4 or more rental units in the City of Pasadena might not be able to freely participate in all matters that come before the Pasadena Rental Housing Board. **Interested applicants in such a position should consult with legal counsel prior to submitting an application.

I acknowledge I have read the foregoing Note CDA (initials)

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Claudia De Anda (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this March day of 27, 2026.

Signed: 

Printed Name: Claudia De Anda



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Clauclia De Anda (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California 91107 (zip code)

OR

_____ This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 04 day of March, 2026.

Signed: Clauclia De Anda

Printed Name: Clauclia De Anda

CLAUDIA DE ANDA

Los Angeles County, CA | [linkedin.com/in/cdeanda8811](https://www.linkedin.com/in/cdeanda8811)

The backbone for Audit Services and Institute Compliance (ASIC); confident, adaptive, strong organizational and multi-tasking abilities, time management skills, and highly effective verbal and written communication skills. Analytical, organized and detail-oriented audit and compliance administrative professional, experienced in risk mitigation, and documented accurate depiction of procedures for succession planning.

EXPERIENCE

ADMINISTRATIVE ASSISTANT TO THE AVP, INSTITUTE CHIEF COMPLIANCE OFFICER FOR AUDIT SERVICES AND INSTITUTE COMPLIANCE (ASIC)

California Institute of Technology | Pasadena, CA
2019 – PRESENT

Facilitates regulatory change implementation; monitors developments related to Institute operations; works with department management, reviews processes and maintains a centralized location for ASIC's policies and procedures

Develops and implements audit quality controls; performs quality control review of audit reports; ensures clarity, logic, and adherence to internal and government accounting standards.

Nurtures functional relationships with Institute departments facilitating audit activities for management and auditors,

Serves as the Audit Liaison; coordinates external activities with regulatory agencies and other organizations as directed or required; responds to requests for data by obtaining, evaluating, and presenting data to requesting parties; responds to inquiries on data provided.

Coordinates with IMSS on upgrades and maintenance of ASIC's software and hardware ecosystem.

Ensured transfer of institutional knowledge to successor including insights, and critical information.

SR. EXECUTIVE ASSISTANT

211 LA County, a 501(c)(3) organization | San Gabriel, CA

2017 – 2019

Ensured timely and service-oriented administration support for the City of Los Angeles Request for Proposal; reviewed contracts and service agreements to ensure accuracy, compliance with internal controls; reviewed and prepared organization-wide travel expenses.

CLERICAL ASSISTANT II – SUPERINTENDENT'S OFFICE

Monrovia Unified School District | Monrovia, CA

2016 – 2017

Researched cost-effective marketing companies, negotiated with, and arranged service agreements in compliance with federal funding requirements.

EDUCATION

BACHELOR OF ARTS IN ANTHROPOLOGY

University of California, Santa Cruz

INFORMATION TECHNOLOGY CERTIFICATE OF ACHIEVEMENT

Citrus College

SKILLS

- Microsoft Office Suite
 - Fiscal Systems Management: OBI, Concur
 - Compliance, Financial, and Control Oversight
 - Analytical Problem Solver
 - Exceptional communication
 - Fluent in Spanish
-

STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Date Initial Filing Received
Filing Official Use Only

RECEIVED

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE) De Anda Claudia 2026 MAR 27 AM 11:58

1. Office, Agency, or Court

CITY CLERK
CITY OF PASADENA

Agency Name (Do not use acronyms)

(PRHB) Pasadena Rental Housing Board

Division, Board, Department, District, if applicable

Your Position

Applicant

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

Agency: _____ Position: _____

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

State

Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)

Multi-County _____

County of Los Angeles

City of Pasadena

Other _____

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

Annual: The period covered is January 1, 2025, through December 31, 2025.

Leaving Office: Date Left ____/____/____
(Check one circle below.)

-or- The period covered is ____/____/____, through December 31, 2025.

The period covered is January 1, 2025, through the date of leaving office.

Assuming Office: Date assumed ____/____/____

-or- The period covered is ____/____/____, through the date of leaving office.

Candidate: Date of Election None and office sought, if different than Part 1: _____

4. Schedule Summary (required)

▶ Total number of pages including this cover page: _____

Schedules attached

Schedule A-1 - Investments - schedule attached

Schedule C - Income, Loans, & Business Positions - schedule attached

Schedule A-2 - Investments - schedule attached

Schedule D - Income - Gifts - schedule attached

Schedule B - Real Property - schedule attached

Schedule E - Income - Gifts - Travel Payments - schedule attached

Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE

(Business or Agency Address Recommended - Public Document)

Pasadena

CA

91607

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 March 27, 2026
(month, day, year)

Signature Claudia De Anda
(File the originally signed paper statement with your filing official.)

Types of Statements

Assuming Office Statement:

If you are a newly appointed official or are newly employed in a position designated, or that will be designated, in a state or local agency's conflict of interest code, your assuming office date is the date you were sworn in or otherwise authorized to serve in the position. If you are a newly elected official, your assuming office date is the date you were sworn in.

- Report: Investments, interests in real property, and business positions held on the date you assumed the office or position must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date you assumed the office or position.

For positions subject to confirmation by the State Senate or the Commission on Judicial Appointments, your assuming office date is the date you were appointed or nominated to the position.

- Example: Maria Lopez was nominated by the Governor to serve on a state agency board that is subject to state Senate confirmation. The assuming office date is the date Maria's nomination is submitted to the Senate. Maria must report investments, interests in real property, and business positions Maria holds on that date, and income (including loans, gifts, and travel payments) received during the 12 months prior to that date.

If your office or position has been added to a newly adopted or newly amended conflict of interest code, use the effective date of the code or amendment, whichever is applicable.

- Report: Investments, interests in real property, and business positions held on the effective date of the code or amendment must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the effective date of the code or amendment.

Annual Statement:

Generally, the period covered is January 1, 2025, through December 31, 2025. If the period covered by the statement is different than January 1, 2025, through December 31, 2025, (for example, you assumed office between October 1, 2024, and December 31, 2024 or you are combining statements), you must specify the period covered.

- Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement must be reported. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.
- If your disclosure category changes during a reporting period, disclose under the old category until the effective date of the conflict of interest code amendment and disclose under the new disclosure category through the end of the reporting period.

Leaving Office Statement:

Generally, the period covered is January 1, 2025, through the date you stopped performing the duties of your position. If the period covered differs from January 1, 2025, through the date you stopped performing the duties of your position (for example, you assumed office between October 1, 2024, and December 31, 2024, or you are combining statements), the period covered must be specified. The reporting period can cover parts of two calendar years.

- Report: Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.

Candidate Statement:

If you are filing a statement in connection with your candidacy for state or local office, investments, interests in real property, and business positions held on the date of filing your declaration of candidacy must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date of filing your declaration of candidacy is reportable. Do not change the preprinted dates on Schedules A-1, A-2, and B.

Candidates running for local elective offices (e.g., county sheriffs, city clerks, school board trustees, or water district board members) must file candidate statements, as required by the conflict of interest code for the elected position. The code may be obtained from the agency of the elected position.

Amendments:

If you discover errors or omissions on any statement, file an amendment as soon as possible. You are only required to amend the schedule that needs to be revised; it is not necessary to refile the entire form. Obtain amendment schedules from the FPPC website at www.fppc.ca.gov.

Note: Once you file your statement, you may not withdraw it. All changes must be noted on amendment schedules.

Expanded Statement:

If you hold multiple positions subject to reporting requirements, you may be able to file an expanded statement for each position, rather than a separate and distinct statement for each position. The expanded statement must cover all reportable interests for all jurisdictions and list all positions on the Form 700 or on an attachment for which it is filed. The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1.

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CITY CLERK
CITY OF PASADENA



Pasadena Rental Housing Board



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001**

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications certified by the City Clerk as eligible for appointment shall remain valid for use towards future vacancies for a period of up to one year from certification. In the event of a vacancy, if the applicant has not been appointed to the Rental Housing Board and still desires to be considered for appointment, they may submit an updated application, or may advise the City Clerk's Office in writing that the information contained on the original application is still current. For example, if an application is certified on February 21, 2025 as eligible, said application will continue to be qualified subject to written confirmation by the applicant to the City Clerk's Office through February 21, 2026.

Applicant Name: Elisia M. Farmer
 Home Address: _____, Pasadena 91101
 Mailing Address: _____, Pasadena CA 91109-3612
 Email Address: _____
 Business Phone: _____ Date Available to Start: _____
 Home Phone: _____ Cell Phone: _____

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District _____

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

Tournament of Roses - MEMBER
Pasadena Sister Cities Committee - Treasurer

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

Resume "emailed" please see Attached RESUME

Education – Include professional or vocational licenses or certificates.

B.S. Accounting - CSU - Dominguez Hills

1. Have you ever worked for the City of Pasadena? (If yes, please list dates/department) YES NO
2. Are you related to any employee, appointed or elected official of the City of Pasadena? (If yes, please indicate name and relationship) YES NO
3. Are you aware that financial disclosure is required annually? (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO
4. Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board? (If yes, please indicate any potential conflicts) YES NO
5. Do you or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years? YES NO
6. Do you have a Material Interest in 4 or more units of Rental Property within the City of Pasadena? (If yes, please read the "Note" on the Supplement to Statement of Economic Interest Form (Form RHB-002) regarding property owners with interest in 4 or more rental units, attached to this application) YES NO

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO
8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO
10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO
11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

13. How would you add value to the Pasadena Rental Housing Board?

I am familiar with the Tenant/Landlord Relationship and have been a Landlord and a Tenant in the City of Los Angeles

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

I view the primary objectives and goals of the Pasadena Rental Housing Board is to maintain fairness & structure for the Tenant and Landlord

15. How would you help to achieve these objectives and goals?

Setting guidelines and rules would be the best way to set goals and to meet objectives.

I, Elisia Farmer (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 23 day of February, 2026.

Signed: 

Printed Name: Elisia Farmer



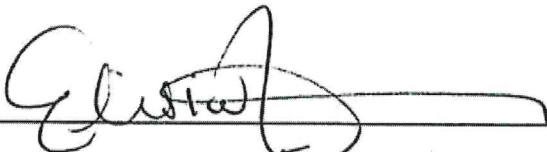
CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

- 1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.**

I am a resident of District No. 7 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91101 (zip code).

Signed: 
Printed Name: Elisia Farmer

- 2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).**

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

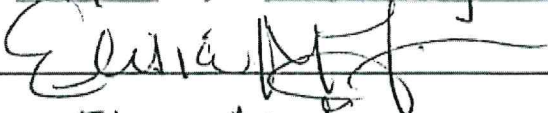
- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the time the document was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Elisia M. Farmer (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 17th day of February, 2026.

Signed: 

Printed Name: Elisia M. Farmer



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Elisia Farmer (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California 91101 (zip code)

OR

This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 17 day of February, 2026.

Signed: 

Printed Name: Elisia Farmer

Elisia M. Farmer

Pasadena, CA 91101

Email:

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CITY CLERK
CITY OF PASADENA

Work Experience

**Pasadena Tournament of Roses Association
Member & Public Services Assistant**

5/2023 – 12/2025

- Assist in the administrative and operational aspects of the Membership services department.
- Point of contact for public information regarding Rose Parade matters.
- Provide information to the Association's 935 Tournament members and committees.
- Serve as staff liaison to the Association's operating committees, as assigned.
- Provide support for marketing, communications & membership-related events and activities.

**Swenson Corporation – CPA corporation
Enrolled Agent, Federal #88413, August 2007**

11/2005 – 2008

- Advise, represent, and prepare tax returns for individuals, partnerships, corporations, estates, trusts, tax-exempt organizations, and other entities with tax reporting requirements.
- Prepare tax planning projections.
- Research tax law for tax preparation, collection, and representation matters.
- Proficient in preparing and reviewing individual, business, fiduciary and corporate tax returns to determine correct federal tax liabilities.
- Clients include savvy investors, net AGI \$500K - \$12M, corporate stockholders and shareholders, and those who engage in complex business transactions.

**Demetriou, Montano & Associates
CA Tax Preparer/Staff**

08/2002 – 11/2005

- Prepared individual, business and payroll income tax returns.
- Researched tax laws.
- Conducted client interviews.
- Prepared financials for collection matters.

Nordstrom

12/96 – 8/2002

- Customer Service Specialist
- Managed more than 50 temporary staff in telecommunication center.

Education

- Bachelor of Science, Business Administration, Accounting concentration
California State University, Dominguez Hills, August 1990

Additional Information

- Can effectively interact with a broad range of individuals, accountants, legal and other business-related professionals.
- Able to plan, organize, and prioritize work.
- Effectively able to communicate both orally and in writing.

Volunteer Experience

Friends-in-Deed, food bank 2017 – current

I am a regular volunteer each Saturday stocking shelves and accepting donations which allows me to have meaningful interactions with the community. As a person of the community, I strive to make everyone that comes to donate aware that their donation is greatly appreciated. For those who come for help, I take extra steps to provide food and information to make their lives a little easier. This is so important for the work we do at Friends In Deed-Pasadena. I've also volunteered at the main office filing, sorting, and data input. In 2022, there was a turkey shortage. I initiated phone calls to ensure that FID would receive turkeys.

Pasadena Sister Cities Committee, member since 2019, Treasurer 2021 - 2023

As Treasurer, I keep and maintain, or cause to be kept and maintained, adequate and correct books and accounts of the Pasadena Sister Cities committee's properties and transactions. I also deposit or cause to be deposited all monies and disburse funds as required.

TOR White Suiter, since 2021, co-Chair Emergency Operations 2022; Chair Emergency Operations 2023

In this role, I coordinated with Float Fest volunteers to document and report events through the days i.e., lost phones, wallets, keys, lost child or family members; trips and falls; breach of barricades; defuse situations when required; use handset and cellphone to communicate with Vice President. Maintained a presence in the Emergency operations center; keeping a watchful eye on the monitor, and consistently walking Float Fest to talk with other White Suiters and visitors.

So Cal Women's Conference, 2022, 2021 and 2020 Community Engagement; Coordinated and prepared Swag Bags for more than 500 attendees. Attended various events to promote the SCWC throughout the year.

Women in Leadership Vital Voices, since 2020; Volunteer Assistant

John J. Kennedy, District 3, Volunteer Assistant

- Campaigned 2023; Phone Banked, door to door canvassing neighborhoods,
- Texted constituents and addressed mailers.

- Assisted with the 2019 Holiday party,
- Turkey Giveaways 2021 and 2022, Thanksgiving and Christmas.

Mayor Terry Tornek, 2020

- Campaigned, phone banked, door to door canvassing neighborhoods, speaking with residents, and addressed mailers.

U.S. Senator Raphael Warnock 2020

- Phone Bank for then Georgia Pastor/Minister Warnock.

“Get Out the Vote” Campaigns - ongoing.

- Computer assistance in various states: Texas, Virginia, and California

Tree Planting, City of Pasadena 2021 and 2022

- Volunteered to replace dead or install new trees in the Sunset Oaks and the W.D. Edson Neighborhoods.

Black History Parade 2022 and 2023

- Represented the Senegal Sister Cities parade route.
- Pre and Post parade J. K. Kennedy Memorial set up.

First AME Church-Pasadena 2019 During Covid, Ordered, picked up and delivered meals three days a week to COVID volunteers, who selected restaurants and meals of their choice.

Hosted Information Table:

Alkebu-lan Cultural Center-Art Night Pasadena Sister Cities

Chris Holden annual Block Party, Pasadena Sister Cities and So Cal Women’s Conference

Councilman Tyron Hampton, Pasadena Sister Cities and So Cal Women’s Conference

Altadena Home tour – Pasadena Sister Cities

Holiday Turkey Giveaway – 2021 and 2022 John J. Kennedy, District 3

- Delivered frozen turkeys to Pasadena resident’s homes.
- Delivered turkeys on behalf of District 3 to various organizations.
- Helped to coordinate, placing volunteers in strategic positions. i.e., unloading, unpacking, and distributing positions.
- Organized, picked up lunch and snacks for the various volunteers.

**STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT**

Date Initial Filing Received
Filing Official Use Only

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Farmer Elizita M

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 Applicant

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

Agency: _____ Position: _____

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 CITY CLERK
 CITY OF PASADENA

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

State

Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)

Multi-County

County of Los Angeles

City of Pasadena

Other _____

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

Annual: The period covered is January 1, 2025, through December 31, 2025.

Leaving Office: Date Left _____
(Check one circle below.)

-or-

The period covered is _____, through December 31, 2025.

The period covered is January 1, 2025, through the date of leaving office.

-or-

Assuming Office: Date assumed _____

The period covered is _____, through the date of leaving office.

Candidate: Date of Election NONE and office sought, if different than Part 1: _____

4. Schedule Summary (required)

▶ Total number of pages including this cover page: _____

Schedules attached

Schedule A-1 - Investments - schedule attached

Schedule C - Income, Loans, & Business Positions - schedule attached

Schedule A-2 - Investments - schedule attached

Schedule D - Income - Gifts - schedule attached

Schedule B - Real Property - schedule attached

Schedule E - Income - Gifts - Travel Payments - schedule attached

Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached

-or- **None - No reportable interests on any schedule**

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
(Business or Agency Address Recommended - Public Document)

Pasadena CA 91101

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 02/23/2026 Signature [Signature]
(month, day, year)

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

Types of Statements

Assuming Office Statement:

If you are a newly appointed official or are newly employed in a position designated, or that will be designated, in a state or local agency's conflict of interest code, your assuming office date is the date you were sworn in or otherwise authorized to serve in the position. If you are a newly elected official, your assuming office date is the date you were sworn in.

- Report: Investments, interests in real property, and business positions held on the date you assumed the office or position must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date you assumed the office or position.

For positions subject to confirmation by the State Senate or the Commission on Judicial Appointments, your assuming office date is the date you were appointed or nominated to the position.

- Example: Maria Lopez was nominated by the Governor to serve on a state agency board that is subject to state Senate confirmation. The assuming office date is the date Maria's nomination is submitted to the Senate. Maria must report investments, interests in real property, and business positions Maria holds on that date, and income (including loans, gifts, and travel payments) received during the 12 months prior to that date.

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Note: Once you file your statement, you may not withdraw it. All changes must be noted on amendment schedules.

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SCHEDULE B
Interests in Real Property
 (Including Rental Income)

REC
 2026 FEB 23 AM 11:53

Name

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
 CITY Pasadena 91103
 FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000
 IF APPLICABLE, LIST DATE: 1/25 1/25
 ACQUIRED DISPOSED
 NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____
 Yrs. remaining Other
 IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None
Mother's Residence

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
 CITY CITY OF PASADENA
 FAIR MARKET VALUE IF APPLICABLE, LIST DATE:
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000
 IF APPLICABLE, LIST DATE: 1/25 1/25
 ACQUIRED DISPOSED
 NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____
 Yrs. remaining Other
 IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*
 ADDRESS (Business Address Acceptable)
 BUSINESS ACTIVITY, IF ANY, OF LENDER
 INTEREST RATE TERM (Months/Years)
 _____% None _____
 HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

NAME OF LENDER*
 ADDRESS (Business Address Acceptable)
 BUSINESS ACTIVITY, IF ANY, OF LENDER
 INTEREST RATE TERM (Months/Years)
 _____% None _____
 HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000
 Guarantor, if applicable

Comments: _____

Instructions – Schedule A-2

Investments, Income, and Assets of Business Entities/Trusts

Use Schedule A-2 to report investments in a business entity (including a consulting business or other independent contracting business) or trust (including a living trust) in which you, your spouse or registered domestic partner, and your dependent children, together or separately, had a 10% or greater interest, totaling \$2,000 or more, during the reporting period and which is located in, doing business in, planning to do business in, or which has done business during the previous two years in your agency's jurisdiction. (See Reference Pamphlet, page 14.) A trust located outside your agency's jurisdiction is reportable if it holds assets that are located in or doing business in the jurisdiction. Do not report a trust that contains non-reportable interests. For example, a trust containing only your personal residence not used in whole or in part as a business, your savings account, and some municipal bonds, is not reportable.

Also report on Schedule A-2 investments and real property held by that entity or trust if your pro rata share of the investment or real property interest was \$2,000 or more during the reporting period.

To Complete Schedule A-2:

Part 1. Disclose the name and address of the business entity or trust. If you are reporting an interest in a business entity, check "Business Entity" and complete the box as follows:

- Provide a general description of the business activity of the entity.
- Check the box indicating the highest fair market value of your investment during the reporting period.
- If you initially acquired or entirely disposed of this interest during the reporting period, enter the date acquired or disposed.
- Identify the nature of your investment.
- Disclose the job title or business position you held with the entity, if any (i.e., if you were a director, officer, partner, trustee, employee, or held any position of management). A business position held by your spouse is not reportable.

Part 2. Check the box indicating **your pro rata** share of the **gross** income received **by** the business entity or trust. This amount includes your pro rata share of the **gross** income **from** the business entity or trust, as well as your community property interest in your spouse's or registered domestic partner's share. Gross income is the total amount of income before deducting expenses, losses, or taxes.

Part 3. Disclose the name of each source of income that is located in, doing business in, planning to do business in, or that has done business during the previous two years in your agency's jurisdiction, as follows:

- Disclose each source of income and outstanding loan **to the business entity or trust** identified in Part 1 if your pro rata share of the **gross** income (including your community property interest in your spouse's or registered domestic partner's share) to the business entity or trust from that source was \$10,000 or more during the reporting period. (See Reference Pamphlet, page 12, for examples.) Income from governmental sources may be reportable if not considered salary. See Regulation 18232. Loans from commercial lending institutions made in the lender's regular course of business on terms available to members of the public without regard to your official status are not reportable.
- Disclose each individual or entity that was a source of commission income of \$10,000 or more during the reporting period through the business entity identified in Part 1. (See Reference Pamphlet, page 9.)

You may be required to disclose sources of income located outside your jurisdiction. For example, you may have a client who resides outside your jurisdiction who does business on a regular basis with you. Such a client, if a reportable source of \$10,000 or more, must be disclosed.

Mark "None" if you do not have any reportable \$10,000 sources of income to disclose. Phrases such as "various clients" or "not disclosing sources pursuant to attorney-client privilege" are not adequate disclosure. (See Reference Pamphlet, page 15, for information on procedures to request an exemption from disclosing privileged information.)

Part 4. Report any investments or interests in real property held or leased **by the entity or trust** identified in Part 1 if your pro rata share of the interest held was \$2,000 or more during the reporting period. Attach additional schedules or use FPPC's Form 700 Excel spreadsheet if needed.

- Check the applicable box identifying the interest held as real property or an investment.
- If investment, provide the name and description of the business entity.
- If real property, report the precise location (e.g., an assessor's parcel number or address).
- Check the box indicating the highest fair market value of your interest in the real property or investment during the reporting period. (Report the fair market value of the portion of your residence claimed as a tax deduction if you are utilizing your residence for business purposes.)
- Identify the nature of your interest.
- Enter the date acquired or disposed only if you initially acquired or entirely disposed of your interest in the property or investment during the reporting period.

RECEIVED

2006 FEB 24 AM 9:30

CITY CLERK
CITY OF PASADENA



Pasadena Rental Housing Board



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001**

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications certified by the City Clerk as eligible for appointment shall remain valid for use towards future vacancies for a period of up to one year from certification. In the event of a vacancy, if the applicant has not been appointed to the Rental Housing Board and still desires to be considered for appointment, they may submit an updated application, or may advise the City Clerk's Office in writing that the information contained on the original application is still current. For example, if an application is certified on February 21, 2025 as eligible, said application will continue to be qualified subject to written confirmation by the applicant to the City Clerk's Office through February 21, 2026.

Applicant Name: SIMON GIBBONS

Home Address: PASADENA CA 91107

Mailing Address: AS ABOVE

Email Address: _____

Business Phone: _____ Date Available to Start: IMMEDIATELY

Home Phone: _____ Cell Phone: _____

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District _____

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

CARE - CREDIT ABUSE RESISTANCE EDUCATION. PROVIDING TRAINING TO CHILDREN & ADULTS ON CREDIT USE & AVOIDING CREDIT TRAPS SINCE 2024

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

0 - OWNER OF BT SHEPHERD LLC. MANAGING RENTAL PROPERTY IN PASADENA & LA
FORMERLY HEAD OF CREDIT/COLLECTIONS RISK FOR BANKS INCLUDING CAPITAL ONE,
CITICARDS, HSBC, LLOYDS, HBOS NETHERLANDS (2000-2018)

Education – Include professional or vocational licenses or certificates.

BSc PHYSICS - UNIVERSITY OF LONDON

MBA - UNIVERSITY OF BRADFORD

POST-MBA PROGRAM - KELLOGG SCHOOL OF MANAGEMENT

1. Have you ever worked for the City of Pasadena? (If yes, please list dates/department) YES NO

2. Are you related to any employee, appointed or elected official of the City of Pasadena? (If yes, please indicate name and relationship) YES NO

3. Are you aware that financial disclosure is required annually? (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO

4. Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board? (If yes, please indicate any potential conflicts) YES NO

~~NO~~ AS THE CO-OWNER OF 12 APARTMENTS
IN PASADENA, I MAY HAVE TO RECUSE MYSELF IN SOME CIRCUMSTANCES

5. Do you or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years? YES NO

6. Do you have a Material Interest in 4 or more units of Rental Property within the City of Pasadena? (If yes, please read the "Note" on the Supplement to Statement of Economic Interest Form (Form RHB-002) regarding property owners with interest in 4 or more rental units, attached to this application) YES NO

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO

8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
SEE ATTACHED SHEET

9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO

10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO

11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:
SEE ATTACHMENT

13. How would you add value to the Pasadena Rental Housing Board?
SEE ATTACHMENT

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?
SEE ATTACHMENT

15. How would you help to achieve these objectives and goals?
SEE ATTACHMENT

I, SIMON GIBBONS (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 24 day of FEBRUARY, 2026.

Signed: [Signature]

Printed Name: SIMON GIBBONS




CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

- 1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.**

I am a resident of District No. 2 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91107 (zip code).

Signed: 

Printed Name: SIMON GIBBONS

- 2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).**

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:


- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, SIMON GIBBONS (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 24 day of FEBRUARY, 2026.

Signed: 

Printed Name: SIMON GIBBONS



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (City Charter Article XVIII) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose. When completing Form 700 to report such interests and dealings in rental property, please note that City Charter Article XVIII requires information about interests in rental property in Los Angeles County for **three years**, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

City Charter Article XVIII Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)). Please acknowledge you have read the following:

Note:** While the City Charter is permissive in allowing At-large members to own rental property, California's Conflict of Interest regulations for public officials contain separate standards. As a result, Board members who are property owners with interest in 4 or more rental units in the City of Pasadena might not be able to freely participate in all matters that come before the Pasadena Rental Housing Board. **Interested applicants in such a position should consult with legal counsel prior to submitting an application.

I acknowledge I have read the foregoing Note _____ (initials)

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

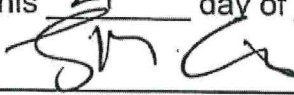
I, SIMON GIBBONS (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California _____ (zip code)

OR

This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 24 day of FEBRUARY, 2026.

Signed: 

Printed Name: SIMON GIBBONS

SIMON GIBBONS

APPLICATION FOR PASADENA RENTAL HOUSING BOARD – SUPPLEMENTARY

8. Have there been, or might there be, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board?

I was a plaintiff in the lawsuit about the legality of Measure H. Some people have expressed concern about my involvement in this. The courts ruled that some aspects of Measure H were indeed inappropriate, and the case has now been concluded by the plaintiffs.

Throughout the period since Measure H passed, I have respected and followed the law: I immediately carried out rent rollbacks at the end of 2022; I have followed all rules and regulations set by the Rental Board; and I registered my rental units on time.

There is no disconnect between faithfully upholding the oath of office to fairly and impartially work for affordable housing, and exercising my constitutional right to express concerns.

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

I have co-owned and managed 12 apartments in Pasadena since 2019. During that time I have worked hard to ensure a safe and comfortable space for our tenants, including making upgrades to infrastructure such as parking and utilities, and making sure that all maintenance and repairs are carried out quickly and effectively. I am also responsible for financial management for several Los Angeles rental properties owned by other people, and this includes working with tenants to set up payment plans, discounts, or other methods to try to keep residents in their homes. This expertise follows directly from my previous roles in credit risk management over 25 years, when I set up systems for fair repayment plans and debt forgiveness structures for major US and international banks.

A good example of working with tenants was during 2020, when I set up discounts for all tenants from the start of the pandemic in March and April to help manage their finances during the uncertain period. As the businesses' own financial situation permitted, I offered further discounts during the second half of 2020. This helped to keep many tenants from building up debt during the eviction moratorium.

I'm currently working to promote financial justice as a volunteer with CARE (Credit Abuse Resistance Education) to bring financial and credit advice to children and adults across LA County.

13. How would you add value to the Pasadena Rental Housing Board?

I'd like to bring my own experience in rental property management and financial management to the Rent Board. I have been paying close attention to the Board's financial position, and I have attended the majority of meetings as a member of the public.

I will also treat the oath of office seriously. I will pay attention in meetings. I will comply with FPPC and City regulations, just as I complied with complex regulatory requirements throughout my career in banking.

SIMON GIBBONS

APPLICATION FOR PASADENA RENTAL HOUSING BOARD – SUPPLEMENTARY

14. What do you view as the primary objectives and goals of the Pasadena Rental Housing Board?

- a) Adjudicate hearings from tenants and property owners in Pasadena in front of the Board for review to help provide effective and timely resolutions for disputes.
- b) Regulate rent levels in line with Measure H, and oversee the implementation of Measure H which defines the obligations and requirements of the Pasadena Rental Housing Board and property owners in the city.
- c) Promote neighborhood stability and affordability in Pasadena.
- d) Provide oversight of the Rent Stabilization Department and its \$5.6 million budget.

15. How would you help to achieve these objectives and goals?

I intend to treat the Board's goals seriously, in line with the oath of office.

I want to help drive effective dispute resolution and mediation of rent petitions by using my expertise in property management and financial dispute resolution to make sure that all sides are treated fairly.

I also want to use my financial experience to drive a more rigorous budget process and help the Board meet its obligations for regular and accurate reporting.

I will contribute to the balance of the Board by offering my experience as a rental property manager and owner, as well as a former renter in the USA and other countries.

Finally, I will help to ensure that regulations are clear and effective, for instance by speeding up the processes for publishing permitted rent increases and interest payable on security deposits.

SG 2/26/26



STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Date Initial Filing Received
Filing Official Use Only
RECEIVED

2026 FEB 24 AM 9:30

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Gibbons Simon Michael CITY CLERK

1. Office, Agency, or Court
CITY OF PASADENA

Agency Name (Do not use acronyms)
City of Pasadena

Division, Board, Department, District, if applicable Your Position
Pasadena Rental Housing Board At-large member

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

Agency: Position:

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

State Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)
Multi-County County of LOS ANGELES
City of Pasadena Other

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

Annual: The period covered is January 1, 2025, through December 31, 2025. Leaving Office: Date Left
-or- The period covered is through December 31, 2025.
Assuming Office: Date assumed
Candidate: Date of Election NONE and office sought, if different than Part 1:

4. Schedule Summary (required)

Total number of pages including this cover page: 7

Schedules attached
Schedule A-1 - Investments - schedule attached
Schedule A-2 - Investments - schedule attached
Schedule B - Real Property - schedule attached
Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached
Schedule C - Income, Loans, & Business Positions - schedule attached
Schedule D - Income - Gifts - schedule attached
Schedule E - Income - Gifts - Travel Payments - schedule attached
None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
(Business or Agency Address Recommended - Public Document)
Pasadena CA 91107
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 FEB 24, 2026 (month, day, year)

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

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 Simon Gibbons

▶ 1. BUSINESS ENTITY OR TRUST

BT Shepherd LLC
 Name _____
 CA 91107
 Address (Business Address Acceptable) _____

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

GENERAL DESCRIPTION OF THIS BUSINESS
 Rental Property Management

FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:	
<input type="checkbox"/> \$0 - \$1,999	____/____/25	____/____/25
<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 Other _____

YOUR BUSINESS POSITION Managing Partner

▶ 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	____/____/25	____/____/25
<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)

<input type="checkbox"/> \$0 - \$499	<input checked="" type="checkbox"/> \$10,001 - \$100,000
<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> OVER \$100,000
<input type="checkbox"/> \$1,001 - \$10,000	

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

<input type="checkbox"/> \$0 - \$499	<input type="checkbox"/> \$10,001 - \$100,000
<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> OVER \$100,000
<input type="checkbox"/> \$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

Separate sheet attached

▶ 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
 Residential Rental 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	____/____/25	____/____/25
<input type="checkbox"/> \$10,001 - \$100,000	ACQUIRED	DISPOSED
<input type="checkbox"/> \$100,001 - \$1,000,000		
<input checked="" type="checkbox"/> Over \$1,000,000		

NATURE OF INTEREST
 Property Ownership/Deed of Trust Stock Partnership

Leasehold _____ Yrs. remaining Other _____

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

▶ 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	____/____/25	____/____/25
<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 _____ Yrs. remaining Other _____

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

Comments: _____

California Form 700 Schedule A-2 and Schedule B

Name: Simon Gibbons

Attachment for Reportable Single Source of Income over \$10,000 during 2025

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]
11. [REDACTED]
12. [REDACTED]

California Form 700 Schedule A-2 and Schedule B

Name: Simon Gibbons

Attachment for Reportable Single Source of Income over \$10,000 during 2025

1. [REDACTED]
2. [REDACTED]
3. [REDACTED]
4. [REDACTED]
5. [REDACTED]
6. [REDACTED]
7. [REDACTED]
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]
11. [REDACTED]
12. [REDACTED]

SCHEDULE C
Income, Loans, & Business
Positions
 (Other than Gifts and Travel Payments)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION Name Simon Gibbons

▶ 1. INCOME RECEIVED	▶ 1. INCOME RECEIVED
NAME OF SOURCE OF INCOME See attachment for 4 paid positions	NAME OF SOURCE OF INCOME
ADDRESS (Business Address Acceptable)	ADDRESS (Business Address Acceptable)
BUSINESS ACTIVITY, IF ANY, OF SOURCE	BUSINESS ACTIVITY, IF ANY, OF SOURCE
YOUR BUSINESS POSITION	YOUR BUSINESS POSITION
GROSS INCOME RECEIVED No Income - Business Position Only <input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000	GROSS INCOME RECEIVED No Income - Business Position Only <input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000
CONSIDERATION FOR WHICH INCOME WAS RECEIVED	CONSIDERATION FOR WHICH INCOME WAS RECEIVED
<input checked="" type="checkbox"/> Salary <input type="checkbox"/> Spouse's or registered domestic partner's income (For self-employed use Schedule A-2.)	<input type="checkbox"/> Salary <input type="checkbox"/> Spouse's or registered domestic partner's income (For self-employed use Schedule A-2.)
<input type="checkbox"/> Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.)	<input type="checkbox"/> Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.)
<input type="checkbox"/> Sale of _____ (Real property, car, boat, etc.)	<input type="checkbox"/> Sale of _____ (Real property, car, boat, etc.)
<input type="checkbox"/> Loan repayment	<input type="checkbox"/> Loan repayment
<input type="checkbox"/> Commission or <input type="checkbox"/> Rental Income, list each source of \$10,000 or more _____ (Describe)	<input type="checkbox"/> Commission or <input type="checkbox"/> Rental Income, list each source of \$10,000 or more _____ (Describe)
<input type="checkbox"/> Other _____ (Describe)	<input type="checkbox"/> Other _____ (Describe)

▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from a commercial lending institution, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*	INTEREST RATE	TERM (Months/Years)
_____	_____ % <input type="checkbox"/> None	_____
ADDRESS (Business Address Acceptable)		

BUSINESS ACTIVITY, IF ANY, OF LENDER	SECURITY FOR LOAN	
_____	<input type="checkbox"/> None <input type="checkbox"/> Personal residence	
HIGHEST BALANCE DURING REPORTING PERIOD	<input type="checkbox"/> Real Property _____	Street address
<input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000	_____	City
	<input type="checkbox"/> Guarantor _____	
	<input type="checkbox"/> Other _____	(Describe)

Comments: _____

Addendum to California FPPC Form 700 Schedule C

Name: Simon Gibbons

During 2025, my spouse and I provided paid management services to the following companies in Los Angeles County:

Company	Company Address	Business Activity	Business Position	Gross Income received in 2025 as Salary
Rose Berlin LLC	, Los Angeles, CA 90029	Rental Property	Property Manager	\$10,000 - \$100,000
Rose Cairo LLC	Los Angeles, CA 90029	Rental Property	Property Manager	\$10,000 - \$100,000
Rose London LLC	, Los Angeles, CA 90029	Rental Property	Property Manager	\$10,000 - \$100,000
Rose Rio LLC	Los Angeles, CA 90029	Rental Property	Property Manager	\$10,000 - \$100,000

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CITY CLERK
CITY OF PASADENA



Pasadena Rental Housing Board



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001**

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications certified by the City Clerk as eligible for appointment shall remain valid for use towards future vacancies for a period of up to one year from certification. In the event of a vacancy, if the applicant has not been appointed to the Rental Housing Board and still desires to be considered for appointment, they may submit an updated application, or may advise the City Clerk's Office in writing that the information contained on the original application is still current. For example, if an application is certified on February 21, 2025 as eligible, said application will continue to be qualified subject to written confirmation by the applicant to the City Clerk's Office through February 21, 2026.

Applicant Name: Rosa Leiva

Home Address: _____ Pasadena CA 91107

Mailing Address: Same as above

Email Address: _____

Business Phone: _____ Date Available to Start: _____

Home Phone: _____ Cell Phone: _____

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

- Tenant Member** (7 seats, one per Council district, reserved for tenants)
Representing City Council District _____
- At-large Member** (4 seats, open to any Pasadena resident without respect to tenancy or Council District)
- Alternate Tenant Member** (1 seat, reserved for tenants)
- Alternate At-large Member** (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

see a Attachment

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

see attachment

Education – Include professional or vocational licenses or certificates.

ASN (Associate of Science) LVN (Licensed Vocational Nurse)

1. Have you ever worked for the City of Pasadena? (If yes, please list dates/department) YES NO

2. Are you related to any employee, appointed or elected official of the City of Pasadena? (If yes, please indicate name and relationship) YES NO

3. Are you aware that financial disclosure is required annually? (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO

4. Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board? (If yes, please indicate any potential conflicts) YES NO

5. Do you or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years? YES NO

6. Do you have a Material Interest in 4 or more units of Rental Property within the City of Pasadena? (If yes, please read the "Note" on the Supplement to Statement of Economic Interest Form (Form RHB-002) regarding property owners with interest in 4 or more rental units, attached to this application) YES NO

¹Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Charter Section 1803(g)).

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO
8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO
10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO
11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

see attachment

13. How would you add value to the Pasadena Rental Housing Board?

see attachment

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

see attachment

15. How would you help to achieve these objectives and goals?

see attachment

I, Rosa Leiva (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 27 day of April, 2026.

Signed: Rosa Leiva

Printed Name: Rosa Leiva



CITY OF PASADENA
Residency Verification – MANDATORY

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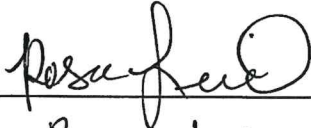
CITY OF PASADENA

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 4 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91107 (zip code).

Signed: 
Printed Name: Rosa Leiva

2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (City Charter Article XVIII) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose. When completing Form 700 to report such interests and dealings in rental property, please note that City Charter Article XVIII requires information about interests in rental property in Los Angeles County for **three years**, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

City Charter Article XVIII Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)). Please acknowledge you have read the following:

Note:** While the City Charter is permissive in allowing At-large members to own rental property, California's Conflict of Interest regulations for public officials contain separate standards. As a result, Board members who are property owners with interest in 4 or more rental units in the City of Pasadena might not be able to freely participate in all matters that come before the Pasadena Rental Housing Board. **Interested applicants in such a position should consult with legal counsel prior to submitting an application.

I acknowledge I have read the foregoing Note PL (initials)

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).


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CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Rosa Leiva PASADENA (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 22 day of April, 2026.

Signed: 

Printed Name: Rosa Leiva



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Rosa Leiva (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California 91107 (zip code)

OR

_____ This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 22 day of April, 2026.

Signed: Rosa Leiva

Printed Name: Rosa Leiva

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2026 APR 22 AM 10:38
CITY CLERK
CITY OF PASADENA

Rosa Leiva, Nurse Auditor

Pasadena, CA

{ Licensed Vocational Nurse (LVN)

Profile

Experienced Nurse Auditor with a proven track record of delivering high-quality healthcare services.

Experience

Clinical Nurse Auditor | Blue Shield of California | January 2016- present

- Carried out audits of medical records to assess clinical documentation for the Initial Health Assessment Program and Comprehensive Perinatal Services Program. Maintained adherence to government regulations for medical records review and compliance.
- Managed the monitoring and tracking of audit results, ensuring effective oversight of Corrective Action Plans (CAPs). Additionally, delivered education to the IPA/ FQHC regarding identified deficiencies.
- Took part in practice audits for L.A Care Health Plan and Department of Health Care Services (DHCS). In practice audits, we examine medical records, annotate observations, and compile any necessary additional data.
- Collaborate across departments to address disability-related processes, procedures, protocols, and policies. Work closely with disability consultants to integrate an emergency preparedness plan for individuals with disabilities. Coordinate the annual American Disability Act training.
- Oversee and manage the implementation of the Chronic Care Improvement Program (CCIP), State Performance Improvement Plans (PIP), and Plan Do Study Act (PDSA) regulatory submissions for HEDIS measures.
- Contribute to the yearly analysis and preparation of the 2017 Geographic-Access report. Assisted in the write-up process for the NCQA certification.

Quality Improvement and Compliance Nurse | Pacific Clinics | January 2006 – December 2015

- Performed internal audits within the Department of Mental Health (DMH) guidelines to ensure clinical documentation standards. Formulated intervention plans and training materials for individual sites to achieve a passing score.
- Engaged in simulated audits for the Department of Mental Health. As part of the simulated audit process, we assess medical records, note key findings, and collect omitted information.
- Created a training manual for nurses and conducted training sessions for newly hired physicians and nurses on documentation standards.
- Administered medications as prescribed by Psychiatrist and documented findings. Assisted with refilling medication orders and assessing patients. Monitor the inventory and distribution of medications and design forms to track daily room and refrigerator temperature.

Brighton Convalescent Center | Charge Nurse | November 2006- May 2007

- Coordinated care of assigned residents, including the assessment of the resident's needs and development of a care plan. Analyzed and interpreted information from staff and documents and reported to charge RN or MD.
- Utilized nursing process to assess, plan and evaluate patient care and oversaw unit staff to ensure delivery of timely and quality care.
- Administer physician-prescribed medication and assessed patient's vital signs and dressed open wounds and assessed the healing process.
- Keep patient comfortable through palliative care. Assess signs and symptoms indicating changes in patient's condition.

Education

ASSOCIATE IN SCIENCE- VOCATIONAL NURSING | JUNE | PASADENA CITY COLLEGE, PASADENA CA

Professional Summary

High-performing Nurse Auditor with many years of clinical experience. My skills include a good understanding of medical necessities, problem resolution and self-direction. I have a strong clinical judgement with high analytical skills. I have developed a deep understanding of patient care in the managed healthcare industry. My expertise in these areas has enabled me to provide valuable insights and recommendations to healthcare professionals, resulting in improved patient outcomes and increased efficiency.

Community Services: A lifelong Pasadena resident, I have committed over 30 years to local community service. Community service has been a cornerstone of my life since my time in JROTC back in 1994. From cleaning our local parks to assisting at the Rose Bowl, I learned early on the importance of showing up for Pasadena. Over the years, that passion has evolved from a rewarding two-year volunteer term at Huntington Hospital to supporting my three children's schools, where I have been recognized year-round for my involvement.

I believe in leading through action, especially during times of crisis. During the Eaton fires, my husband and I worked to house and feed families who had lost everything. Today, I am honored to continue that legacy of service as the PTA President at Don Benito Elementary, working to strengthen the bond between our schools and our community.

12. I am a current tenant in Pasadena and have been consistently following the Rental Housing Department's work. I've attended several seminars to better understand local housing regulations and am now interested in exploring opportunities to serve or participate further.

13. I add value by acting as a bridge between the city's housing department and the rental community. As a resident who is actively engaged in community, I understand the common challenges tenants face and the regulatory framework intended to solve them. I am prepared to use my knowledge to help the Board implement policies that are clear, accessible, and effective for all Pasadena residents.

14. In my view, the Board's most important goal is to serve as an objective governing body that upholds the City Charter. This involves not only regulating rent increases but also providing essential education to the public. Success for the Board looks like a community where both tenants and landlords have access to clear information, disputes are handled through proper due process, and housing remains accessible for our local workforce.

15. I believe the Board's goals are best met when the community is well informed. I would help achieve these objectives by acting as a bridge for communication. Drawing on my experience leading large community organizations, I can help translate complex housing policies into clear, accessible information for residents. My goal would be to ensure that every tenant and landlord knows their rights and responsibilities, which reduces conflict and promotes stability.

A PUBLIC DOCUMENT RECEIVED

Please type or print in ink.

NAME OF FILER (LAST) Leiva (FIRST) Rosa (MIDDLE) 2 AMIU: 37

1. Office, Agency, or Court
CITY CLERK
CITY OF PASADENA

Agency Name (Do not use acronyms)
City of Pasadena

Division, Board, Department, District, if applicable
Pasadena Rental Housing Board Your Position
Applicant

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

Agency: _____ Position: _____

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

- State
- Multi-County _____
- City of Pasadena
- Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)
- County of Los Angeles
- Other _____

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

- Annual: The period covered is January 1, 2025, through December 31, 2025.
- or- The period covered is ____/____/____, through December 31, 2025.
- Assuming Office: Date assumed ____/____/____
- Leaving Office: Date Left ____/____/____ (Check one circle below.)
- The period covered is January 1, 2025, through the date of leaving office.
- or- The period covered is ____/____/____, through the date of leaving office.
- Candidate: Date of Election NINE and office sought, if different than Part 1: _____

4. Schedule Summary (required)

► Total number of pages including this cover page: 1

Schedules attached

- Schedule A-1 - Investments - schedule attached
- Schedule A-2 - Investments - schedule attached
- Schedule B - Real Property - schedule attached
- Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached
- Schedule C - Income, Loans, & Business Positions - schedule attached
- Schedule D - Income - Gifts - schedule attached
- Schedule E - Income - Gifts - Travel Payments - schedule attached

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
 (Business or Agency Address Recommended - Public Document)
Pasadena CA 91107

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 04/22/26
(month, day, year)

Signature Rosa Leiva
(File the originally signed paper statement with your filing official.)

Types of Statements

Assuming Office Statement:

If you are a newly appointed official or are newly employed in a position designated, or that will be designated, in a state or local agency's conflict of interest code, your assuming office date is the date you were sworn in or otherwise authorized to serve in the position. If you are a newly elected official, your assuming office date is the date you were sworn in.

- Report: Investments, interests in real property, and business positions held on the date you assumed the office or position must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date you assumed the office or position.

For positions subject to confirmation by the State Senate or the Commission on Judicial Appointments, your assuming office date is the date you were appointed or nominated to the position.

- Example: Maria Lopez was nominated by the Governor to serve on a state agency board that is subject to state Senate confirmation. The assuming office date is the date Maria's nomination is submitted to the Senate. Maria must report investments, interests in real property, and business positions Maria holds on that date, and income (including loans, gifts, and travel payments) received during the 12 months prior to that date.

If your office or position has been added to a newly adopted or newly amended conflict of interest code, use the effective date of the code or amendment, whichever is applicable.

- Report: Investments, interests in real property, and business positions held on the effective date of the code or amendment must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the effective date of the code or amendment.

Annual Statement:

Generally, the period covered is January 1, 2025, through December 31, 2025. If the period covered by the statement is different than January 1, 2025, through December 31, 2025, (for example, you assumed office between October 1, 2024, and December 31, 2024 or you are combining statements), you must specify the period covered.

- Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement must be reported. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.
- If your disclosure category changes during a reporting period, disclose under the old category until the effective date of the conflict of interest code amendment and disclose under the new disclosure category through the end of the reporting period.

Leaving Office Statement:

Generally, the period covered is January 1, 2025, through the date you stopped performing the duties of your position. If the period covered differs from January 1, 2025, through the date you stopped performing the duties of your position (for example, you assumed office between October 1, 2024, and December 31, 2024, or you are combining statements), the period covered must be specified. The reporting period can cover parts of two calendar years.

- Report: Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.

Candidate Statement:

If you are filing a statement in connection with your candidacy for state or local office, investments, interests in real property, and business positions held on the date of filing your declaration of candidacy must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date of filing your declaration of candidacy is reportable. Do not change the preprinted dates on Schedules A-1, A-2, and B.

Candidates running for local elective offices (e.g., county sheriffs, city clerks, school board trustees, or water district board members) must file candidate statements, as required by the conflict of interest code for the elected position. The code may be obtained from the agency of the elected position.

Amendments:

If you discover errors or omissions on any statement, file an amendment as soon as possible. You are only required to amend the schedule that needs to be revised; it is not necessary to refile the entire form. Obtain amendment schedules from the FPPC website at www.fppc.ca.gov.

Note: Once you file your statement, you may not withdraw it. All changes must be noted on amendment schedules.

Expanded Statement:

If you hold multiple positions subject to reporting requirements, you may be able to file an expanded statement for each position, rather than a separate and distinct statement for each position. The expanded statement must cover all reportable interests for all jurisdictions and list all positions on the Form 700 or on an attachment for which it is filed. The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1.

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CITY CLERK
CITY OF PASADENA



Pasadena Rental Housing Board



CITY OF PASADENA APPLICATION FOR APPOINTMENT TO THE PASADENA RENTAL HOUSING BOARD FORM RHB-001

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications certified by the City Clerk as eligible for appointment shall remain valid for use towards future vacancies for a period of up to one year from certification. In the event of a vacancy, if the applicant has not been appointed to the Rental Housing Board and still desires to be considered for appointment, they may submit an updated application, or may advise the City Clerk's Office in writing that the information contained on the original application is still current. For example, if an application is certified on February 21, 2025 as eligible, said application will continue to be qualified subject to written confirmation by the applicant to the City Clerk's Office through February 21, 2026.

Applicant Name: Brenda Lyon
Home Address: [REDACTED]
Mailing Address: " "
Email Address: [REDACTED]
Business Phone: _____ Date Available to Start: ASAP
Home Phone: _____ Cell Phone: [REDACTED]

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

X **Tenant Member** (7 seats, one per Council district, reserved for tenants)

Representing City Council District 2

X **At-large Member** (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

X **Alternate Tenant Member** (1 seat, reserved for tenants)

X **Alternate At-large Member** (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

Fellowship Church
Local News Pasadena

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO
8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO
10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO
11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

Sr. manager for an online Property Management Company.
We were the liaison between Owners and tenants.

13. How would you add value to the Pasadena Rental Housing Board?

* See attached

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

* See attached

15. How would you help to achieve these objectives and goals?

* See attached

I, Brenda Lyon (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 17 day of February, 2020.

Signed: Brenda Lyon

Printed Name: Brenda Lyon

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

Resume Attached

Education – Include professional or vocational licenses or certificates.

B.S. Acting - Illinois State University

1. **Have you ever worked for the City of Pasadena?** (If yes, please list dates/department) YES NO

2. **Are you related to any employee, appointed or elected official of the City of Pasadena?** (If yes, please indicate name and relationship) YES NO

3. **Are you aware that financial disclosure is required annually?** (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO

4. **Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board?** (If yes, please indicate any potential conflicts) YES NO

5. **Do you or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years?** YES NO

6. **Do you have a Material Interest in 4 or more units of Rental Property within the City of Pasadena?** (If yes, please read the "Note" on the Supplement to Statement of Economic Interest Form (Form RHB-002) regarding property owners with interest in 4 or more rental units, attached to this application) YES NO

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Charter Section 1803(g)).



CITY OF PASADENA Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 2 of the City of Pasadena

I reside at _____ (street), Pasadena, CA 91104 (zip code).

Signed: Brenda Lyon

Printed Name: Brenda Lyon

2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (City Charter Article XVIII) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose. When completing Form 700 to report such interests and dealings in rental property, please note that City Charter Article XVIII requires information about interests in rental property in Los Angeles County for **three years**, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

City Charter Article XVIII Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)). Please acknowledge you have read the following:

Note:** While the City Charter is permissive in allowing At-large members to own rental property, California's Conflict of Interest regulations for public officials contain separate standards. As a result, Board members who are property owners with interest in 4 or more rental units in the City of Pasadena might not be able to freely participate in all matters that come before the Pasadena Rental Housing Board. **Interested applicants in such a position should consult with legal counsel prior to submitting an application.

I acknowledge I have read the foregoing Note BL (initials)

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Brenda Lyon (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 17 day of February, 2026.

Signed: Brenda Lyon

Printed Name: Brenda Lyon



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Brenda Lyon (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: [REDACTED] (street), Pasadena, California 91104 (zip code)

OR

This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 17 day of February, 2020

Signed: Brenda Lyon

Printed Name: Brenda Lyon



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

RECEIVED
2026 MAR 18 PM 4:20
CITY CLERK

I, Brenda Lyon (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street), Pasadena, California 91104 (zip code)

OR

_____ This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 18 day of March, 2026

Signed: Brenda Lyon

Printed Name: Brenda Lyon

Hello,

Thank you so much for taking the time to read this. My name is Brenda Lyon, and I'm very inspired to run for the At Large seat on the Rental Housing Board.

Pasadena has been on my heart since I was a little girl, as I grew up in Chicago, and my mother adored the Rose Parade. Every New Year's Day we would tune in from afar, and now I get to experience the joy of an entire week of events right in my own neighborhood. This year was especially wonderful to me, as my Mom flew in to visit and we sat at the end of the parade in the rain with my 2 year old, new cherished joy. The stories, the artistry, the community, what a treat!

Before the recent Eaton Fires, I was a Sr. Manager of the original core staff of a rapidly growing online property management company that handled full service listings, showings, property management, repairs, turnovers, relisting, and lease renewals of rental units. Each city boasted their own ever changing ordinances that we had to keep up to date on. It was a daily balance to be the peacemaker and liaison between owners and tenants. There were many heated arguments, phone calls and emails on a daily basis that we had to deescalate. I truly understand the challenges on a large and small scale that landlords face when dealing with trying to increase rents to match the costs they face on a local and federal level for taxes, fees, utilities and upkeep. I also watch the widespread rent increases of the last decade that have doubled and tripled all across the United States that not many tenants can afford.

This past year, I became an advocate for tenant rights in Altadena and Pasadena as a plaintiff in a lawsuit against LA County and Pasadena. My rental unit was covered in soot and had smoke damage and I was faced with a landlord who refused to file a homeowners claim. I spent months reaching out to city offices and public offices, only to be told that my issue was a civil matter. I hope to be a voice of reason for common sense laws to keep renters safe, as more than half of the city of Pasadena are renters.

It is my hope that Pasadena, and the state of California, can dive deeper into hygienists, inspections, habitability laws, and public health guidelines. It's important that everyone can enjoy the right to a habitable premise.
<https://laist.com/news/housing-homelessness/los-angeles-county-pasadena-renter-tenant-landlord-lawsuit-smoke-damage-ash-fire>.

I would add value to the Pasadena Rental Housing Board, as a woman, mother, and a community member who cares for my neighbors, both landlords and tenants. I am passionate about a diverse, multigenerational city that advocates for its most vulnerable. I promise to keep a fair and open mind in regards to all the voices that want to be heard, to make laws that work for everyone. I have worked in accounting, law firms, theatres, churches, and restaurants. My office management skills have made me a superb leader in research, time management, and managing money. I am very well rounded in understanding each cornerstone and root of what it takes to keep a balanced city of diverse culture.

I see the primary objectives of the Pasadena Rental Housing Board as to make sure that an annual rent stabilization increase is maintained to protect renters from too great an increase, to make sure Just Cause Evictions are followed properly, that the Fair and Equitable Housing Charter is enforced and maintaining a balance of education and support to landlords and tenants alike.

My family was supported so very well by the Rent Stabilization Department last year, when we realized that our rent increase was done improperly. Our rep Kiana was so organized and kind!

I would make sure to be passionate about community outreach so that tenants and landlords knew the proper increases that were allowed. I would hope to mirror the patience, clear communication, and mediation that Kiana did effortlessly.

I am happy to answer any questions you have and look forward to hearing from you.

Best,
Brenda Lyon

BRENDA LYNN LYON

EMPLOYMENT

Sr. Manager

Ziprent Property Management

Feb 2022 - Feb 2025

Los Angeles, CA

- First point of contact for all potential clients, covering all services and closing agreements.
- Managing all paid lead accounts on multiple platforms.
- Streamlining communication between all departments, highly tech based system.
- Training new team members.
- Fielding and prioritizing emails, phone calls and text communications between owners and tenants.
- Maintaining positive relationships with clients in escalated circumstances.

Office Manager/Personal Assistant

International Trauma Institute/Gina Ross

March 2013 - August 2021

Los Angeles, CA

- Assistant to President/Founder for personal and international business.
- Accounting, Quickbooks, bank reconciliations, client billing, filing, insurance claims.
- Accounts receivable/payable, maintaining contracts, tax preparation.
- House management, IT liaison, travel booking, filming of content.

Special Events

Geffen Playhouse

March 2013 - March 2020

Los Angeles, CA

- On site assistant for donors, VIPs, and celebrity performers.
- Set up/break down of events, food/beverage manager, concierge for all services.
- Honored to have been trusted with taking care of our most esteemed guests, and many of them spoke to my bosses about my excellent care.

Accounting/Stage Manager/Producer

Rogue Machine Theatre

April 2011 – 2016

Los Angeles, CA

- Core member/staff for the #1 Theatre in LA. Ovation, LAWeekly, Variety, Backstage.com, LATimes, Critics choice- award winning shows.
- Stage Manager, Producer, Assistant Director in shows year round.
- Box office, ticketing, bookkeeping, all around support to the Artistic Director and Board of Directors.

Office Manager
Petrol Advertising

November 2008 - April 2011
Burbank, CA

- Accounting/HR/Vice President Assistant.
- Front desk Reception, mail, FedEx, messengers, lobby guests.
- Accounts receivable/payable, filing, billing, errands, ordering supplies
- Event planning for the office, maintaining all vendors (plumbers/hvac/pest control).
- Reconciling Amex bill for all managers, Brand development, faxing, maintaining of office database.

Nanny/Personal Assistant
Shocket Family

June 2005 - November 2008
Los Angeles, CA

- The caring for twins (boy and girl).
- Transport for appointments, school pick-up, cooking, aiding with homework.
- Traveling with family on business trip/vacations.
- Running errands for family, organizing schedules, and cleaning up after children.

Accountant
Quinn Emmanuel, Urquart, Oliver and Hedges, PC

March - May 2005
Los Angeles, CA

- Opening of new client files for entire firm (six offices total).
- Maintaining hours/time for hundreds of partners, law clerks, associates and paralegals.
- Assisting CFO and Controller with Accounting procedures for billing.
- Filing, phone/email correspondence, aiding legal secretaries on all levels.

EDUCATION

B.S. in Theater/Acting
Illinois State University

August 1999 - May 2003
Normal, IL

- President of Illinois State University Theatre Association
- Four-Year Tuition Waiver for Education
- College of Fine Arts Honors in Acting

SKILLS AND RELEVANT ASSETS

Exceptional people skills, excellent under pressure, superb manager, deeply creative, problem solver, organizer, peacekeeper, joyful, kind. smart. fun!

Word, Excel, very Internet savvy, impeccable researcher, strong social media knowledge.

A PUBLIC DOCUMENT

RECEIVED

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Lyon Brenda Lynn

2025 FEB 17 PM 3:22
CITY OF PASADENA

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 Applicant

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

Agency: _____ Position: _____

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

State

Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)

Multi-County

County of Los Angeles

City of Pasadena

Other

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

Annual: The period covered is January 1, 2025, through December 31, 2025.

Leaving Office: Date Left _____ (Check one circle below.)

-or-

The period covered is _____ through December 31, 2025.

The period covered is January 1, 2025, through the date of leaving office.

-or-

Assuming Office: Date assumed _____

The period covered is _____ through the date of leaving office.

Candidate: Date of Election NONE and office sought, if different than Part 1: _____

4. Schedule Summary (required)

▶ Total number of pages including this cover page: 3

Schedules attached

Schedule A-1 - Investments - schedule attached

Schedule C - Income, Loans, & Business Positions - schedule attached

Schedule A-2 - Investments - schedule attached

Schedule D - Income - Gifts - schedule attached

Schedule B - Real Property - schedule attached

Schedule E - Income - Gifts - Travel Payments - schedule attached

Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE
(Business or Agency Address Recommended - Public Document)
[Redacted] Pasadena CA 91104
DAYTIME TELEPHONE [Redacted] SS [Redacted]

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 1/16/26
(month, day, year)

Signature Brenda Lyon
(File the originally signed paper statement with your filing official.)

Types of Statements

Assuming Office Statement:

If you are a newly appointed official or are newly employed in a position designated, or that will be designated, in a state or local agency's conflict of interest code, your assuming office date is the date you were sworn in or otherwise authorized to serve in the position. If you are a newly elected official, your assuming office date is the date you were sworn in.

- Report: Investments, interests in real property, and business positions held on the date you assumed the office or position must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date you assumed the office or position.

For positions subject to confirmation by the State Senate or the Commission on Judicial Appointments, your assuming office date is the date you were appointed or nominated to the position.

- Example: Maria Lopez was nominated by the Governor to serve on a state agency board that is subject to state Senate confirmation. The assuming office date is the date Maria's nomination is submitted to the Senate. Maria must report investments, interests in real property, and business positions Maria holds on that date, and income (including loans, gifts, and travel payments) received during the 12 months prior to that date.

If your office or position has been added to a newly adopted or newly amended conflict of interest code, use the effective date of the code or amendment, whichever is applicable.

- Report: Investments, interests in real property, and business positions held on the effective date of the code or amendment must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the effective date of the code or amendment.

Annual Statement:

Generally, the period covered is January 1, 2025, through December 31, 2025. If the period covered by the statement is different than January 1, 2025, through December 31, 2025, (for example, you assumed office between October 1, 2024, and December 31, 2024 or you are combining statements), you must specify the period covered.

- Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement must be reported. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.
- If your disclosure category changes during a reporting period, disclose under the old category until the effective date of the conflict of interest code amendment and disclose under the new disclosure category through the end of the reporting period.

Leaving Office Statement:

Generally, the period covered is January 1, 2025, through the date you stopped performing the duties of your position. If the period covered differs from January 1, 2025, through the date you stopped performing the duties of your position (for example, you assumed office between October 1, 2024, and December 31, 2024, or you are combining statements), the period covered must be specified. The reporting period can cover parts of two calendar years.

- Report: Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.

Candidate Statement:

If you are filing a statement in connection with your candidacy for state or local office, investments, interests in real property, and business positions held on the date of filing your declaration of candidacy must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date of filing your declaration of candidacy is reportable. Do not change the preprinted dates on Schedules A-1, A-2, and B.

Candidates running for local elective offices (e.g., county sheriffs, city clerks, school board trustees, or water district board members) must file candidate statements, as required by the conflict of interest code for the elected position. The code may be obtained from the agency of the elected position.

Amendments:

If you discover errors or omissions on any statement, file an amendment as soon as possible. You are only required to amend the schedule that needs to be revised; it is not necessary to refile the entire form. Obtain amendment schedules from the FPPC website at www.fppc.ca.gov.

Note: Once you file your statement, you may not withdraw it. All changes must be noted on amendment schedules.

Expanded Statement:

If you hold multiple positions subject to reporting requirements, you may be able to file an expanded statement for each position, rather than a separate and distinct statement for each position. The expanded statement must cover all reportable interests for all jurisdictions and list all positions on the Form 700 or on an attachment for which it is filed. The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1.

**SCHEDULE A-1
Investments**

Stocks, Bonds, and Other Interests
(Ownership Interest is Less Than 10%)
*Investments must be itemized.
Do not attach brokerage or financial statements.*

CALIFORNIA FORM 700 <small>FAIR POLITICAL PRACTICES COMMISSION</small>
Name <u>B. Lyon</u>

husband

▶ NAME OF BUSINESS ENTITY
John Hancock

GENERAL DESCRIPTION OF THIS BUSINESS
Insurance Retirement

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other 401 K
(Describe)

Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More *(Report on Schedule C)*

IF APPLICABLE, LIST DATE:
 ____/____/25 ____/____/25
 ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)

Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More *(Report on Schedule C)*

IF APPLICABLE, LIST DATE:
 ____/____/25 ____/____/25
 ACQUIRED DISPOSED

husband ▶ NAME OF BUSINESS ENTITY
Capital Group

GENERAL DESCRIPTION OF THIS BUSINESS
ROTH IRA Investment

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other ROTH IRA
(Describe)

Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More *(Report on Schedule C)*

IF APPLICABLE, LIST DATE:
 ____/____/25 ____/____/25
 ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)

Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More *(Report on Schedule C)*

IF APPLICABLE, LIST DATE:
 ____/____/25 ____/____/25
 ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)

Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More *(Report on Schedule C)*

IF APPLICABLE, LIST DATE:
 ____/____/25 ____/____/25
 ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF THIS BUSINESS

FAIR MARKET VALUE
 \$2,000 - \$10,000 \$10,001 - \$100,000
 \$100,001 - \$1,000,000 Over \$1,000,000

NATURE OF INVESTMENT
 Stock Other _____
(Describe)

Partnership Income Received of \$0 - \$499
 Income Received of \$500 or More *(Report on Schedule C)*

IF APPLICABLE, LIST DATE:
 ____/____/25 ____/____/25
 ACQUIRED DISPOSED

Comments: _____

Instructions Cover Page

Enter your name, mailing address, and daytime telephone number in the spaces provided. **Because the Form 700 is a public document, you may list your business/office address instead of your home address.**

Part 1. Office, Agency, or Court

- Enter the name of the office sought or held, or the agency or court. Consultants must enter the public agency name rather than their private firm's name. (Examples: State Assembly; Board of Supervisors; Office of the Mayor; Department of Finance; Hope County Superior Court).
- Indicate the name of your division, board, or district, if applicable. (Examples: Division of Waste Management; Board of Accountancy; District 45). **Do not use acronyms.**
- Enter your position title. (Examples: Director; Chief Counsel; City Council Member; Staff Services Analyst).
- If you hold multiple positions (i.e., a city council member who also is a member of a county board or commission) you may be required to file separate and distinct statements with each agency. To simplify your filing obligations, in some cases you may instead complete a single expanded statement and file it with each agency.
 - The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1. To file an expanded statement for multiple positions, enter the name of each agency with which you are required to file and your position title with each agency in the space provided. **Do not use acronyms.** Attach an additional sheet if necessary. Complete one statement disclosing all reportable interests for all jurisdictions. Then file the expanded statement with each agency as directed by Regulation 18723.1(c).

If you assume or leave a position after a filing deadline, you must complete a separate statement. For example, a city council member who assumes a position with a county special district after the April annual filing deadline must file a separate assuming office statement. In subsequent years, the city council member may expand their annual filing to include both positions.

Example:

Brian Bourne is a city council member for the City of Lincoln and a board member for the Camp Far West Irrigation District – a multi-county agency that covers the Counties of Placer and Yuba. The City is located within Placer County. Brian may complete one expanded statement to disclose all reportable interests for both offices and list both positions on the Cover Page. Brian will file the expanded statement with each the City and the District as directed by Regulation 18723.1(c).

Part 2. Jurisdiction of Office

- Check the box indicating the jurisdiction of your agency and, if applicable, identify the jurisdiction. Judges, judicial candidates, and court commissioners have statewide jurisdiction. All other filers should review the Reference Pamphlet, page 14, to determine their jurisdiction.
- If your agency is a multi-county office, list each county in which your agency has jurisdiction.

- If your agency is not a state office, court, county office, city office, or multi-county office (e.g., school districts, special districts and JPAs), check the "other" box and enter the county or city in which the agency has jurisdiction.

Example:

This filer is a member of a water district board with jurisdiction in portions of Yuba and Sutter Counties.

1. Office, Agency, or Court	
Agency Name (Do not use acronym)	
Location (River Irrigation District)	
Division, Board, Department, Dept., Title, etc.	Your Position
N/A	Board Member
If filing for multiple positions, list below or as an attachment. (Check the appropriate)	
Agency	Position
N/A	
2. Jurisdiction of Office (Check at least one box)	
<input type="checkbox"/> State	<input type="checkbox"/> Judge or Court Commissioner (Statewide Jurisdiction)
<input checked="" type="checkbox"/> Multi-County: Yuba & Sutter Counties	<input type="checkbox"/> County #
<input type="checkbox"/> City of	<input type="checkbox"/> Other

Part 3. Type of Statement

Check at least one box. The period covered by a statement is determined by the type of statement you are filing. If you are completing a 2025 annual statement, **do not** change the pre-printed dates to reflect 2026. Your annual statement is used for reporting the **previous year's** economic interests. Economic interests for your annual filing covering January 1, 2026, through December 31, 2026, will be disclosed on your statement filed in 2027. See Reference Pamphlet, page 4.

Combining Statements: Certain types of statements for the same position may be combined. For example, if you leave office after January 1, but before the deadline for filing your annual statement, you may combine your annual and leaving office statements. File by the earliest deadline. Consult your filing officer or the FPPC.

Part 4. Schedule Summary

- Complete the Schedule Summary after you have reviewed each schedule to determine if you have reportable interests.
- Enter the total number of completed pages including the cover page and either check the box for each schedule you use to disclose interests; or if you have nothing to disclose on any schedule, check the "No reportable interests" box. Please **do not** attach any blank schedules.

Part 5. Verification

Complete the verification by signing the statement and entering the date signed. Each statement must have an original "wet" signature unless filed with a secure electronic signature. (See page 4 above.) All statements must be signed under penalty of perjury and be verified by the filer pursuant to Government Code Section 81004. See Regulation 18723.1(c) for filing instructions for copies of expanded statements.

When you sign your statement, you are stating, under penalty of perjury, that it is true and correct. Only the filer has authority to sign the statement. An unsigned statement is not considered filed and you may be subject to late filing penalties.

SCHEDULE C
Income, Loans, & Business
Positions
 (Other than Gifts and Travel Payments)

CALIFORNIA FORM 700
 FAIR POLITICAL PRACTICES COMMISSION

Name
B. Lyon

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME
Team Logic IT of Pasadena

ADDRESS (Business Address Acceptable)
 [REDACTED]

BUSINESS ACTIVITY, IF ANY, OF SOURCE
Sr. Systems Manager

YOUR BUSINESS POSITION
Information Technology

GROSS INCOME RECEIVED No Income - Business Position Only

<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> \$1,001 - \$10,000
<input checked="" type="checkbox"/> \$10,001 - \$100,000	<input type="checkbox"/> OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED

Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.)

Sale of _____
 (Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

 (Describe)

Other _____
 (Describe)

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF SOURCE

YOUR BUSINESS POSITION

GROSS INCOME RECEIVED No Income - Business Position Only

<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> \$1,001 - \$10,000
<input type="checkbox"/> \$10,001 - \$100,000	<input type="checkbox"/> OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED

Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)

Partnership (Less than 10% ownership. For 10% or greater use Schedule A-2.)

Sale of _____
 (Real property, car, boat, etc.)

Loan repayment

Commission or Rental Income, list each source of \$10,000 or more

 (Describe)

Other _____
 (Describe)

▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from a commercial lending institution, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER _____

ADDRESS (Business Address Acceptable) _____

BUSINESS ACTIVITY, IF ANY, OF LENDER _____

HIGHEST BALANCE DURING REPORTING PERIOD

<input type="checkbox"/> \$500 - \$1,000
<input type="checkbox"/> \$1,001 - \$10,000
<input type="checkbox"/> \$10,001 - \$100,000
<input type="checkbox"/> OVER \$100,000

INTEREST RATE TERM (Months/Years)

_____ % None _____

SECURITY FOR LOAN

None Personal residence

Real Property _____

 Street address

_____ City

Guarantor _____

Other _____
 (Describe)

Comments: _____

RECEIVED

2026 MAR -5 AM 8:03

CITY CLERK
CITY OF PASADENA



Pasadena Rental Housing Board



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001**

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications certified by the City Clerk as eligible for appointment shall remain valid for use towards future vacancies for a period of up to one year from certification. In the event of a vacancy, if the applicant has not been appointed to the Rental Housing Board and still desires to be considered for appointment, they may submit an updated application, or may advise the City Clerk's Office in writing that the information contained on the original application is still current. For example, if an application is certified on February 21, 2025 as eligible, said application will continue to be qualified subject to written confirmation by the applicant to the City Clerk's Office through February 21, 2026.

Applicant Name: Erica Munoz

Home Address: _____

Mailing Address: _____

Email Address: _____

Business Phone: _____ Date Available to Start: _____

Home Phone: _____ Cell Phone: _____

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District _____

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

see attached resume

Employment – Title and duties, current and past (acceptable to attach resume as an alternative).

see attached resume

Education – Include professional or vocational licenses or certificates.

see attached resume

1. **Have you ever worked for the City of Pasadena?** (If yes, please list dates/department) YES NO

2. **Are you related to any employee, appointed or elected official of the City of Pasadena?** (If yes, please indicate name and relationship) YES NO

3. **Are you aware that financial disclosure is required annually?** (e.g., sources of income, loans and gifts, investments, interests in real property) YES NO

4. **Rules of law and ethics prohibit members from participating in and voting on matters in which they may have a direct or indirect financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation, or economic holdings, in relation to your responsibilities as a member of the Rental Housing Board?** (If yes, please indicate any potential conflicts) YES NO

5. **Do you or your extended family¹ members, have a material interest in rental property in the County of Los Angeles within the last three years?** YES NO

6. **Do you have a Material Interest in 4 or more units of Rental Property within the City of Pasadena?** (If yes, please read the "Note" on the Supplement to Statement of Economic Interest Form (Form RHB-002) regarding property owners with interest in 4 or more rental units, attached to this application) YES NO

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO
8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO
10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO
11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

I have been working as a Housing Navigator and volunteered for homeless counts for a few years. I've been a renter for over 10y.

13. How would you add value to the Pasadena Rental Housing Board?

My education and personal experience with renting and homelessness and a different perspective to housing.

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

To implement and enforce the Pasadena Fair and Equitable Housing Charter Amendment (Measure H)

15. How would you help to achieve these objectives and goals?

by promoting fair, transparent policies and using my experiences and skills to help ensure stable, accessible housing for pasadena residents.

I, Erica Munoz (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 5 day of March, 2024.

Signed: 

Printed Name: Erica Munoz



CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 3 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91101 (zip code).

Signed: _____

Printed Name: Erica Munoz

2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (City Charter Article XVIII) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose. When completing Form 700 to report such interests and dealings in rental property, please note that City Charter Article XVIII requires information about interests in rental property in Los Angeles County for **three years**, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

City Charter Article XVIII Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)). Please acknowledge you have read the following:

Note:** While the City Charter is permissive in allowing At-large members to own rental property, California's Conflict of Interest regulations for public officials contain separate standards. As a result, Board members who are property owners with interest in 4 or more rental units in the City of Pasadena might not be able to freely participate in all matters that come before the Pasadena Rental Housing Board. **Interested applicants in such a position should consult with legal counsel prior to submitting an application.

I acknowledge I have read the foregoing Note EW(initials)

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Erica Munoz (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 5 day of March, 2021.

Signed: 

Printed Name: Erica Munoz



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, _____ (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California _____ (zip code)

OR

X This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 5 day of March, 2024.

Signed: _____

Printed Name: Erica Munoz

Erica Munoz
Pasadena, CA

EDUCATION

University of California – Irvine, Irvine, CA
Master's Program, Criminology, Law & Society (incomplete)
August 2008 – January 2010

University of California – Irvine, Irvine, CA
B.S. Major: Criminology, Law & Society
August 2005 – June 2008
Minor: Chicano/Latino Studies

Pasadena City College, Pasadena CA
A.A. Major: Administration of Justice
August 2002 – June 2005

EMPLOYMENT HISTORY

February 2026 – Present **Housing Navigator**, Union Station Housing Services, Pasadena, CA

- Conduct comprehensive intake assessments to determine client eligibility for housing programs and supportive services.
- Develop individualized housing stabilization plan focused on rapid rehousing and long-term stability.
- Assist clients in securing permanent housing through landlord engagement, rental applications, and housing search support.
- Coordinate with property managers and landlords to negotiate lease agreements and advocate for clients.
- Provide case management services including budgeting assistance, employment referrals, and connection to mental health and substance use services.
- Ensure compliance with HUD, CES, and local housing authority requirements and documentation standards.
- Enter and maintain accurate client data in HMIS and other case management systems.
- Facilitated crisis resolution related to eviction prevention, landlord disputes, and housing retention barriers.
- Collaborate with multidisciplinary teams, social workers, and community partners to ensure holistic client support.
- Conduct follow-ups and home visits to monitor housing stability and prevent returns to homelessness.

March 2024 – Present **Crisis Interventionist**, Right Direction Crisis Intervention, Global

- On-Call basis
- Respond to crisis calls involving individuals experiencing mental health emergencies, trauma, or acute distress.
- Conduct on-site risk assessments to evaluate danger to self or others and determine appropriate interventions.
- Utilize de-escalation techniques to stabilize individuals in high-stress situations.
- Collaborate with law enforcement, hospitals, and social service agencies to coordinate emergency response and safe placements.

- Develop safety plans and provide short-term stabilization counseling.
- Connect individuals and families to community-based mental health resources, shelters, and treatment programs.
- Maintain detailed and confidential documentation in accordance with HIPPA and agency protocols.
- Provide culturally responsive, trauma-informed care to diverse populations.
- Participate in case reviews and team briefings to improve crisis response outcomes.
- Support Follow-up services to reduce repeat crisis incidents and promote long-term recovery.

March 2014 - Present **Legal Document Preparation Services, Erica's Legal Service**, Los Angeles Area

- Prepare legal documents, court filing, process service for attorneys and individual clients, specializing in Family Law
- Perform court filings, billing and scheduling functions, legal research, document management and other clerical and administrative work for attorneys on an as needed basis
- Prepare and file California State and Federal Income Tax returns
- Corporation and Non Profit Set Up

September 2024 – April 2025 **Court Services Representative, ACE Attorney Services**, Los Angeles, CA

- Create work orders for law firms, e-filings and e-recording documents
- Prepare documents for e-filing and e-recording in timely manner
- Follow up on status of filings/recordings and mandatory deadlines
- Facilitate services of process and ensure compliance with court procedures
- Collaborate with team to ensure smooth workflow and provide support as needed
- Assist with general administrative tasks

2007 - 2010 **Mental Health Counselor, South Coast Children's Society**, Santa Ana, California

- Provide crisis intervention services within a group home setting to at risk juveniles who have been removed from parent's custody by court order and have been diagnosed with mild to severe mental retardation along with mood disorders. First Aid and GPR certified. ProAct certified
- Assist in therapeutic interventions and collaborate with client's assigned therapist
- Participate and facilitate life skills groups for clients ages 18-24 diagnosed with mood disorders and residing in transitional housing
- Participate in treatment team meetings with resident's therapists

2006 - 2010 **Program Assistant, Orange County Bar Foundation**, Santa Ana, California

- Conducted family intakes; assessed for drug and alcohol use for diversion program and other family/individual needs; Conducted individual intakes; assessed for risk factors for HIV prevention Program; Co-Facilitated Psycho-educational groups for at-risk Latinas and delinquency program
- Recruited participants for at risk Latina youth program
- Administered Baselines and Post Test for program evaluation
- Assisted in planning of speakers and events for program curriculum and created program news letters
- Answered multiple line phone system
- Ordered & paid for office supplies
- Provided data entry of all clients serviced within all departments

VOLUNTEER

January 2024 – Present **Administrative Executive Director, Brown & Black Foundation**, Pasadena, CA

- Completing form 1023 for non-profit tax exempt status.
- Assisted in development of proposed budget.

- Assisting in writing proposals for funding and program adoption.
- Attended weekly meetings to ensure the process of obtaining nonprofit status is running effectively.
- Assisting in development of programs to serve violence impacted youth, parolees, and families in need.

CERTIFICATES & SKILLS

Mental Health First Aid Certificate, National Council on Mental Health 2012

Professional Community Intervention Training Cert., Maximum Force Enterprises 2011

Personal Defense Certificate, Maximum Force Enterprises 2011

Conflict Resolution Certificate, Western Justice Foundation 2011

Advance tutoring Certificate, Pasadena City College 2004

Bilingual: Fluent Spanish-reading, writing, speaking; Microsoft Office: word, publisher, power point

References

Yvette McDowell

Retired City Prosecutor

City Of Pasadena

Masood R. Khan, Esq.

Attorney at Law

Khan Law Group

Dr. Alissa Winkler

Special Education Specialist

Washoe School District



STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Date Initial Filing Received
Filing Official Use Only

Please type or print in ink.

RECEIVED

NAME OF FILER (LAST) (FIRST) (MIDDLE)
Monoz Erica 2025 MAR 5 AM 8:03
Margaretta

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

City of Pasadena

Division, Board, Department, District, if applicable

Pasadena Rental Housing Board

Your Position

Applicant

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

Agency: Position:

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

State

Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)

Multi-County

County of Los Angeles

City of Pasadena

Other

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

Annual: The period covered is January 1, 2025, through December 31, 2025.

Leaving Office: Date Left (Check one circle below.)

-or-

The period covered is through December 31, 2025.

The period covered is January 1, 2025, through the date of leaving office.

-or-

Assuming Office: Date assumed

The period covered is through the date of leaving office.

Candidate: Date of Election NONE and office sought, if different than Part 1:

4. Schedule Summary (required)

Total number of pages including this cover page:

Schedules attached

Schedule A-1 - Investments - schedule attached

Schedule C - Income, Loans, & Business Positions - schedule attached

Schedule A-2 - Investments - schedule attached

Schedule D - Income - Gifts - schedule attached

Schedule B - Real Property - schedule attached

Schedule E - Income - Gifts - Travel Payments - schedule attached

Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET (Business or Agency Address Recommended - Public Document)

Pasadena CA 91101 CITY STATE ZIP CODE

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 3/5/24 (month, day, year)

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

Types of Statements

Assuming Office Statement:

If you are a newly appointed official or are newly employed in a position designated, or that will be designated, in a state or local agency's conflict of interest code, your assuming office date is the date you were sworn in or otherwise authorized to serve in the position. If you are a newly elected official, your assuming office date is the date you were sworn in.

- Report: Investments, interests in real property, and business positions held on the date you assumed the office or position must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date you assumed the office or position.

For positions subject to confirmation by the State Senate or the Commission on Judicial Appointments, your assuming office date is the date you were appointed or nominated to the position.

- Example: Maria Lopez was nominated by the Governor to serve on a state agency board that is subject to state Senate confirmation. The assuming office date is the date Maria's nomination is submitted to the Senate. Maria must report investments, interests in real property, and business positions Maria holds on that date, and income (including loans, gifts, and travel payments) received during the 12 months prior to that date.

If your office or position has been added to a newly adopted or newly amended conflict of interest code, use the effective date of the code or amendment, whichever is applicable.

- Report: Investments, interests in real property, and business positions held on the effective date of the code or amendment must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the effective date of the code or amendment.

Annual Statement:

Generally, the period covered is January 1, 2025, through December 31, 2025. If the period covered by the statement is different than January 1, 2025, through December 31, 2025, (for example, you assumed office between October 1, 2024, and December 31, 2024 or you are combining statements), you must specify the period covered.

- Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement must be reported. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.
- If your disclosure category changes during a reporting period, disclose under the old category until the effective date of the conflict of interest code amendment and disclose under the new disclosure category through the end of the reporting period.

Leaving Office Statement:

Generally, the period covered is January 1, 2025, through the date you stopped performing the duties of your position. If the period covered differs from January 1, 2025, through the date you stopped performing the duties of your position (for example, you assumed office between October 1, 2024, and December 31, 2024, or you are combining statements), the period covered must be specified. The reporting period can cover parts of two calendar years.

- Report: Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.

Candidate Statement:

If you are filing a statement in connection with your candidacy for state or local office, investments, interests in real property, and business positions held on the date of filing your declaration of candidacy must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date of filing your declaration of candidacy is reportable. Do not change the preprinted dates on Schedules A-1, A-2, and B.

Candidates running for local elective offices (e.g., county sheriffs, city clerks, school board trustees, or water district board members) must file candidate statements, as required by the conflict of interest code for the elected position. The code may be obtained from the agency of the elected position.

Amendments:

If you discover errors or omissions on any statement, file an amendment as soon as possible. You are only required to amend the schedule that needs to be revised; it is not necessary to refile the entire form. Obtain amendment schedules from the FPPC website at www.fppc.ca.gov.

Note: Once you file your statement, you may not withdraw it. All changes must be noted on amendment schedules.

Expanded Statement:

If you hold multiple positions subject to reporting requirements, you may be able to file an expanded statement for each position, rather than a separate and distinct statement for each position. The expanded statement must cover all reportable interests for all jurisdictions and list all positions on the Form 700 or on an attachment for which it is filed. The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1.

RECEIVED

2026 JAN 15 PM 3:10

CITY CLERK
CITY OF PASADENA



Pasadena Rental Housing Board



**CITY OF PASADENA
APPLICATION FOR APPOINTMENT TO THE
PASADENA RENTAL HOUSING BOARD
FORM RHB-001**

The information contained on this form will be used by the City Council to fill vacancies on the Pasadena Rental Housing Board. Please answer all questions. You are invited to attach additional pages, a copy of your resume, or submit supplemental information which you feel may assist the City Council in its evaluation of your application. Applications certified by the City Clerk as eligible for appointment shall remain valid for use towards future vacancies for a period of up to one year from certification. In the event of a vacancy, if the applicant has not been appointed to the Rental Housing Board and still desires to be considered for appointment, they may submit an updated application, or may advise the City Clerk's Office in writing that the information contained on the original application is still current. For example, if an application is certified on February 21, 2025 as eligible, said application will continue to be qualified subject to written confirmation by the applicant to the City Clerk's Office through February 21, 2026.

Applicant Name: Richard Winfield Starratt
 Home Address: _____
 Mailing Address: same
 Email Address: _____
 Business Phone: _____ Date Available to Start: 1/1/2026
 Home Phone: _____ Cell Phone: _____

Board Seat Type: Indicate the type of Board seat in which you wish to fill (mark one or more):

Tenant Member (7 seats, one per Council district, reserved for tenants)

Representing City Council District 6

At-large Member (4 seats, open to any Pasadena resident without respect to tenancy or Council District)

Alternate Tenant Member (1 seat, reserved for tenants)

Alternate At-large Member (1 seat, open to any Pasadena resident without respect to tenancy or Council District)

Community Service – List boards, commissions, committees, and organizations on which you are currently serving or have served, offices held and in what city.

President, Rotary Club of Ontario, CA
San Antonio Community Hospital Foundation, Upland CA
Rose Institute of State & Local Government Board of Governors
Claremont, CA

7. Do you reside at a property owned or managed by a member of the City Council, or any member of the City Council's extended family, or in which any member of the City Council, or member of the City Council's extended family, has any ownership stake in said property? YES NO
8. Have there been, or are there now, any personal or business circumstances which might reflect adversely on the propriety of your serving as a member of the Pasadena Rental Housing Board? YES NO
9. Are you aware of the time commitment necessary to fulfill the obligations of the Pasadena Rental Housing Board? YES NO
10. Are you aware that you may serve no more than eight consecutive years as a member of the Pasadena Rental Housing Board? YES NO
11. Can you, upon appointment, provide proof of identity and proof of eligibility to work in the United States? YES NO

12. Describe your relevant life experience, professional training, and/or education in the following areas: Housing/Housing Justice/Landlord Tenant Relationships/Real Estate:

*I have been a commercial real estate broker for 30 years
I have a current real estate license I know the market for rental properties*

13. How would you add value to the Pasadena Rental Housing Board?

*My experience in analyzing multi-family properties will bring
perspective to the board that other tenants may not have*

14. What do you view are the primary objectives and goals of the Pasadena Rental Housing Board?

*My primary objective is to ensure fairness to all interested
parties.*

15. How would you help to achieve these objectives and goals?

I would treat everyone with respect and dignity

I, Richard Starratt (printed name), declare under penalty of perjury under the law of the State of California that the information reported in this Form RHB-001 is true, accurate, and complete.

Signed this 15th day of January, 2026.

Signed: RW Starratt

Printed Name: Richard W Starratt



CITY OF PASADENA
Residency Verification – MANDATORY

All applicants must provide proof of residency in a City Council district under section 1811(b) of The Pasadena Fair and Equitable Housing Charter Amendment. Proof of residency may be established by either of the following:

1. If you are a registered voter, please complete and sign the following declaration and the City Clerk will verify your signature on file with the Los Angeles County Registrar of Voters.

I am a resident of District No. 6 of the City of Pasadena

I reside at _____ (street), Pasadena,
CA 91105 (zip code).

Signed: *Richard W Starratt*

Printed Name: Richard W Starratt

2. If you are not a registered voter, please provide clear, readable copies of two forms of proof of residency acceptable to the Department of Motor Vehicles (DMV) for a REAL ID, listed below (Cal. Code Regs. tit. 13, § 17.00 and § 15.01(d)).

Please provide clear, readable copies of two (2) documents from the following list and attach to this application:

- Home utility bill or cellular phone bill
- Records from any state or national bank, state or federal savings association, trust company, industrial loan company, state or federal credit union, or any institution or entity that has issued a credit card
- Insurance documents, including medical, dental, vision, life, home, rental or vehicle
- Medical documents
- A document issued by a U.S. government agency, meaning an entity, office, or authority governing over a country, state, county, city, municipality, district, agency, department, or any other political subdivision of a country or state
- Mortgage bill
- Employment documents
- Tax return (either Internal Revenue Service (IRS) or California Franchise Tax Board (FTB))
- Rental or lease agreement with the signature of the owner/landlord and the tenant/resident
- School documents issued by a public or private primary, secondary, or post-secondary institution, college, or university that includes the applicant's date of birth. If using a foreign school document, it must be sealed by the school and include a photograph of the applicant at the age the record was issued.

- Change of Address Confirmation by the U.S. Postal Service
- Property tax bill or statement
- Letter attesting that the applicant resides in Pasadena from a homeless shelter, shelter for abused women, non-profit entity, faith-based organization, employer or government agency within the United States
- Deed or title to residential real property
- Voter registration confirmation letter or postcard issued by the California Secretary of State or the Los Angeles County Registrar of Voters
- Proof of payment of resident tuition at a public institution of higher education in California
- An original copy of an approved Claim for Homeowners' Property Tax Exemption (BOE-266) form filed with the Los Angeles County Assessor
- Court documents that list the applicant as a resident of Pasadena
- California Certificate of Vehicle or Vessel Titles or registration (i.e., a title to, or a DMV registration for, a boat, truck or car)
- A DMV No Fee Identification Card Eligibility Verification (DL 933) form, completed and signed
- If your name does not appear on any residency documents, you may present a birth certificate, marriage license, or domestic partner registration certificate to trace your relationship to the person whose name does appear on the residency documentation.
- If the residency document reflects a name that differs from the tracing document due to a name change (for example, marriage, divorce, or court order), name change documentation is required.



CITY OF PASADENA
Supplement to Statement of Economic
Interest (FPPC Form 700)
(Form RHB-002)

All applicants must complete a Statement of Economic Interest (FPPC Form 700) and "Economic Interests Affidavit" attesting to the information reported in applicant's Form 700.

Instructions: The Pasadena Fair and Equitable Housing Charter Amendment (City Charter Article XVIII) prohibits Tenant Board and Alternate Tenant Board members from having "Material Interests in Rental Property" (defined below) at the time of their appointment and during their service. All applicants for all Board seats (both Tenant and At-Large) must report their own and their Extended Family's interests and dealings in rental properties in Los Angeles County in the three (3) years before submitting an application. The City is adopting the Fair Political Practices Commission's Form 700 for this purpose. When completing Form 700 to report such interests and dealings in rental property, please note that City Charter Article XVIII requires information about interests in rental property in Los Angeles County for **three years**, not the one year the FPPC Form otherwise uses. Under City Charter Section 1811(b), these documents are public records; they will not be confidential.

City Charter Article XVIII Definitions:

Extended Family: any spouse, whether by marriage or not, domestic partner, parent, child, sibling, grandparent, aunt or uncle, niece or nephew, grandchild, or cousin (Section 1803(g)).

Material Interest in Rental Property: an individual has a Material Interest in Rental Property if they, or any member of their Extended Family, own, manage, or have a 5% or greater ownership stake in Rental Units in the county of Los Angeles, or if they or any member of their Extended Family owned, managed, or had a 5% or greater ownership stake in Rental Units in the county of Los Angeles in the past three (3) years (Section 1803(i)). Please acknowledge you have read the following:

***Note:** While the City Charter is permissive in allowing At-large members to own rental property, California's Conflict of Interest regulations for public officials contain separate standards. As a result, Board members who are property owners with interest in 4 or more rental units in the City of Pasadena might not be able to freely participate in all matters that come before the Pasadena Rental Housing Board. Interested applicants in such a position should consult with legal counsel prior to submitting an application.*

I acknowledge I have read the foregoing Note (LWS) (initials)

Rental Unit: any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, whether or not such units possess a valid Certificate of Occupancy for use as rental housing, together with all housing services connected with use or occupancy of such property, such as common areas and recreational facilities held out for use by the Tenant (Section 1803(x)).

Tenant: a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental housing agreement to the use or occupancy of any Rental Unit (Section 1803(aa)).

CITY OF PASADENA
Economic Interests Affidavit - MANDATORY

I, Richard W Starratt (printed name), declare under penalty of perjury under the law of the State of California that the information provided and reported in this Form RHB-002 and the attached Form 700 is true, accurate, and complete.

Signed this 15th day of January, 2026.

Signed: *RW Starratt*

Printed Name: Richard W Starratt



CITY OF PASADENA
Affidavit of Tenancy – MANDATORY for Tenant Board
and Tenant Alternate Seats
(Form RHB-003)

I, Richard W Starratt (printed name), declare under penalty of perjury under the law of the State of California that the foregoing is true and correct:

1. I am a tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement or lease (oral, written, or implied) for the use or occupancy of a rental unit.
2. I am either a) named in a rental housing agreement or lease, or b) have provided proof of a relationship to a person named in a rental agreement that entitles me the rights of a tenant.
3. I reside at the following address: _____ (street),
Pasadena, California 91105 (zip code)

OR

_____ This form is not applicable to my application as I am not seeking a Tenant Board or Tenant Alternate Seat.

Signed this 15th day of January, 2026.

Signed: RW Starratt

Printed Name: Richard Starratt



PEPPERDINE
School of Public Policy

Davenport Institute for Public Engagement and Civic Leadership

presents


Richard Stathatt

with this

Professional Certificate in Local Government & Community: Partnering for Success
for the successful completion of the program on

June 12, 2025

In witness whereof the official signature is hereto affixed



Pete Peterson
Dean of the School of Public Policy





Maureen Tobin
Executive Director, Davenport Institute

Richard W. Starratt

Pasadena, California 91105

Work Experience

Commercial Brokers International Broker Associate. Responsible for securing listing agreements for the sale and leasing of multi-family, industrial, office, and retail properties. Analysis of current market conditions and valuations of acquisitions and dispositions for clients

MacVaugh & Co. Associate. Responsible for securing listing agreements for the sale and leasing of multi-family, industrial, office, and retail properties. Analysis of current market conditions and valuations of acquisitions and dispositions for clients. Significant transactions included Cardinal Equities, Walt Disney Stores and Powell Electrical Systems.

Doerken Real Estate Services, Project Manager. Responsible for business development, underwriting loans and joint venture projects, loan administration, customer service and support, investment reports for a \$20 Million Mezzanine Loan portfolio.

Colliers-Seeley, Vice President. Responsible for securing listing agreements for the sale of multi-family, industrial, office, and retail properties. Analysis of current market conditions and valuations of acquisitions and dispositions for clients. Developed new company wide procedures for the targeting of multi-family asset sales.

Cushman & Wakefield, Sales Associate. Responsible for preparation of marketing material including flyers and offering memoranda for the sale of office, industrial, retail, and multi-family assets. Most significant were Town Center Business Park, a 450,000 square feet mixed use industrial park in Santa Fe Springs and Desert Crossing, a 515,000 square feet retail power center in Palm Desert.

Total Investment Real Estate Brokers, Sales Associate. Responsible for the marketing and sale of multi-family and retail assets for various clients. Fifteen closed transactions in first two years worth a total of over \$12,000,000

W. H. Latimer Trust, General Manager. Managed privately held mixed-use real estate portfolio including office, retail, commercial, agricultural, and multi-family assets. Main asset was 500-acre citrus ranch in Riverside, CA. Exported citrus to Hong Kong, Singapore, Malaysia, and Taiwan.

Education

Bachelor of Arts, Claremont McKenna College, Claremont, California. International Relations Major

King's College, Taunton, Somerset, England. Passed two "A" level exams on year abroad exchange.

Phillips Academy, Andover, Massachusetts.

Military

1st Lieutenant, United States Marine Corps. Communications Officer. Stationed in Okinawa, Japan and Parris Island, South Carolina.

Affiliations

Citrus Insurance Trust, Chairman. CIT was a management-controlled employee health plan for workers in the citrus industry. The Board of Directors set investment policy and implementation, Plan Benefits, Pricing, and Eligibility.

Rose Institute for State and Local Government, Claremont McKenna College, Board of Governors. The Rose Institute produces publicly useful information through its faculty directed undergraduate research teams. The Board of Governors sets policy and directs the faculty and staff.

Rotary Club of Ontario, CA. President 1994-95

Gage Canal Company, Riverside, CA. Director. The Gage Canal Company is an over 100-year-old irrigation delivery system in Riverside, CA servicing the citrus industry.

San Antonio Community Hospital Foundation, Upland, CA Director The Board of Directors of the Foundation is responsible for setting policy concerning investment, fund raising, staffing, and support for the San Antonio Community Hospital.

STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT

Date Initial Filing Received
Filing Official Use Only

Please type or print in ink.

NAME OF FILER (LAST) Starratt (FIRST) Richard

RECEIVED
MIDDLEMAN 15
Winfield PH 3:10
CITY CLERK
CITY OF PASADENA

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

City of Pasadena

Division, Board, Department, District, if applicable

Pasadena Rental Housing Board

Your Position

Applicant

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

Agency: _____ Position: _____

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

- State
- Multi-County _____
- City of Pasadena
- Judge (Supreme, Appellate, Superior Court), Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction)
- County of Los Angeles
- Other _____

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

- Annual: The period covered is January 1, 2025, through December 31, 2025.
- or-
- The period covered is _____, through December 31, 2025.
- Assuming Office: Date assumed _____
- Leaving Office: Date Left _____ (Check one circle below.)
- The period covered is January 1, 2025, through the date of leaving office.
- or-
- The period covered is _____, through the date of leaving office.
- Candidate: Date of Election None and office sought, if different than Part 1: _____

4. Schedule Summary (required)

► Total number of pages including this cover page: 2

Schedules attached

- Schedule A-1 - Investments - schedule attached
- Schedule A-2 - Investments - schedule attached
- Schedule B - Real Property - schedule attached
- Attachment 700-P - Prospective Employment (87200 Filers Only) - schedule attached
- Schedule C - Income, Loans, & Business Positions - schedule attached
- Schedule D - Income - Gifts - schedule attached
- Schedule E - Income - Gifts - Travel Payments - schedule attached

-or- None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE

DAYTIME TELEPHONE NUMBER EMAIL ADDRESS

Pasadena CA 91105

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 11/15/2026
(month, day, year)

Signature RW Starratt
(File the originally signed paper statement with your filing official.)

Types of Statements

Assuming Office Statement:

If you are a newly appointed official or are newly employed in a position designated, or that will be designated, in a state or local agency's conflict of interest code, your assuming office date is the date you were sworn in or otherwise authorized to serve in the position. If you are a newly elected official, your assuming office date is the date you were sworn in.

- Report: Investments, interests in real property, and business positions held on the date you assumed the office or position must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date you assumed the office or position.

For positions subject to confirmation by the State Senate or the Commission on Judicial Appointments, your assuming office date is the date you were appointed or nominated to the position.

- Example: Maria Lopez was nominated by the Governor to serve on a state agency board that is subject to state Senate confirmation. The assuming office date is the date Maria's nomination is submitted to the Senate. Maria must report investments, interests in real property, and business positions Maria holds on that date, and income (including loans, gifts, and travel payments) received during the 12 months prior to that date.

If your office or position has been added to a newly adopted or newly amended conflict of interest code, use the effective date of the code or amendment, whichever is applicable.

- Report: Investments, interests in real property, and business positions held on the effective date of the code or amendment must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the effective date of the code or amendment.

Annual Statement:

Generally, the period covered is January 1, 2025, through December 31, 2025. If the period covered by the statement is different than January 1, 2025, through December 31, 2025, (for example, you assumed office between October 1, 2024, and December 31, 2024 or you are combining statements), you must specify the period covered.

- Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement must be reported. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.
- If your disclosure category changes during a reporting period, disclose under the old category until the effective date of the conflict of interest code amendment and disclose under the new disclosure category through the end of the reporting period.

Leaving Office Statement:

Generally, the period covered is January 1, 2025, through the date you stopped performing the duties of your position. If the period covered differs from January 1, 2025, through the date you stopped performing the duties of your position (for example, you assumed office between October 1, 2024, and December 31, 2024, or you are combining statements), the period covered must be specified. The reporting period can cover parts of two calendar years.

- Report: Investments, interests in real property, business positions held, and income (including loans, gifts, and travel payments) received during the period covered by the statement. Do not change the preprinted dates on Schedules A-1, A-2, and B unless you are required to report the acquisition or disposition of an interest that did not occur in 2025.

Candidate Statement:

If you are filing a statement in connection with your candidacy for state or local office, investments, interests in real property, and business positions held on the date of filing your declaration of candidacy must be reported. In addition, income (including loans, gifts, and travel payments) received during the 12 months prior to the date of filing your declaration of candidacy is reportable. Do not change the preprinted dates on Schedules A-1, A-2, and B.

Candidates running for local elective offices (e.g., county sheriffs, city clerks, school board trustees, or water district board members) must file candidate statements, as required by the conflict of interest code for the elected position. The code may be obtained from the agency of the elected position.

Amendments:

If you discover errors or omissions on any statement, file an amendment as soon as possible. You are only required to amend the schedule that needs to be revised; it is not necessary to refile the entire form. Obtain amendment schedules from the FPPC website at www.fppc.ca.gov.

Note: Once you file your statement, you may not withdraw it. All changes must be noted on amendment schedules.

Expanded Statement:

If you hold multiple positions subject to reporting requirements, you may be able to file an expanded statement for each position, rather than a separate and distinct statement for each position. The expanded statement must cover all reportable interests for all jurisdictions and list all positions on the Form 700 or on an attachment for which it is filed. The rules and processes governing the filing of an expanded statement are set forth in Regulation 18723.1.

SCHEDULE C

Income, Loans, & Business Positions

(Other than Gifts and Travel Payments)

CALIFORNIA FORM 700
 FAIR POLITICAL PRACTICES COMMISSION

Name
Starratt

▶ 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME
Glendale Unified School District
 ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF SOURCE
Coach at High School
 YOUR BUSINESS POSITION
Lacrosse Coach

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)
 Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)
 Sale of _____
 (Real property, car, boat, etc.)
 Loan repayment
 Commission or Rental Income, list each source of \$10,000 or more

 (Describe)
 Other _____
 (Describe)

NAME OF SOURCE OF INCOME

 ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF SOURCE

 YOUR BUSINESS POSITION

GROSS INCOME RECEIVED No Income - Business Position Only
 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED
 Salary Spouse's or registered domestic partner's income
 (For self-employed use Schedule A-2.)
 Partnership (Less than 10% ownership. For 10% or greater use
 Schedule A-2.)
 Sale of _____
 (Real property, car, boat, etc.)
 Loan repayment
 Commission or Rental Income, list each source of \$10,000 or more

 (Describe)
 Other _____
 (Describe)

▶ 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from a commercial lending institution, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER* _____
 ADDRESS (Business Address Acceptable) _____
 BUSINESS ACTIVITY, IF ANY, OF LENDER _____
 HIGHEST BALANCE DURING REPORTING PERIOD
 \$500 - \$1,000
 \$1,001 - \$10,000
 \$10,001 - \$100,000
 OVER \$100,000

INTEREST RATE _____% None
 TERM (Months/Years) _____
 SECURITY FOR LOAN
 None Personal residence
 Real Property _____
 Street address _____
 City _____
 Guarantor _____
 Other _____
 (Describe)

Comments: _____

Instructions – Schedule B Interests in Real Property

Report interests in real property located in your agency's jurisdiction in which you, your spouse or registered domestic partner, or your dependent children had a direct, indirect, or beneficial interest totaling \$2,000 or more any time during the reporting period. Real property is also considered to be "within the jurisdiction" of a local government agency if the property or any part of it is located within two miles outside the boundaries of the jurisdiction or within two miles of any land owned or used by the local government agency. (See Reference Pamphlet, page 14.)

Interests in real property include:

- An ownership interest (including a beneficial ownership interest)
- A deed of trust, easement, or option to acquire property
- A leasehold interest (See Reference Pamphlet, page 15.)
- A mining lease
- An interest in real property held in a retirement account (See Reference Pamphlet, page 16.)
- An interest in real property held by a business entity or trust in which you, your spouse or registered domestic partner, and your dependent children together had a 10% or greater ownership interest (Report on Schedule A-2.)
- Your spouse's or registered domestic partner's interests in real property that are legally held separately by him or her

You are not required to report:

- A residence, such as a home or vacation cabin, used exclusively as a personal residence (However, a residence in which you rent out a room or for which you claim a business deduction may be reportable. If reportable, report the fair market value of the portion claimed as a tax deduction.)
- Some interests in real property held through a blind trust (See Reference Pamphlet, page 17.)
 - **Please note:** A non-reportable property can still be grounds for a conflict of interest and may be disqualifying.

To Complete Schedule B:

- Report the precise location (e.g., an assessor's parcel number or address) of the real property.
- Check the box indicating the fair market value of your interest in the property (regardless of what you owe on the property).
- Enter the date acquired or disposed only if you initially acquired or entirely disposed of your interest in the property during the reporting period.
- Identify the nature of your interest. If it is a leasehold, disclose the number of years remaining on the lease.

Reminders

- Income and loans already reported on Schedule B are not also required to be reported on Schedule C.
- Real property already reported on Schedule A-2, Part 4 is not also required to be reported on Schedule B.
- Code filers – do your disclosure categories require disclosure of real property?

- If you received rental income, check the box indicating the gross amount you received.
- If you had a 10% or greater interest in real property and received rental income, list the name of the source(s) if your pro rata share of the gross income from any single tenant was \$10,000 or more during the reporting period. If you received a total of \$10,000 or more from two or more tenants acting in concert (in most cases, this will apply to married couples), disclose the first and last name of each tenant. Otherwise, mark "None."
- Loans from a private lender that total \$500 or more and are secured by real property may be reportable. **Loans from commercial lending institutions made in the lender's regular course of business on terms available to members of the public without regard to your official status are not reportable.**

When reporting a loan:

- Provide the name and address of the lender.
- Describe the lender's business activity.
- Disclose the interest rate and term of the loan. For variable interest rate loans, disclose the conditions of the loan (e.g., Prime + 2) or the average interest rate paid during the reporting period. The term of a loan is the total number of months or years given for repayment of the loan at the time the loan was established.
- Check the box indicating the highest balance of the loan during the reporting period.
- Identify a guarantor, if applicable.

If you have more than one reportable loan on a single piece of real property, report the additional loan(s) on Schedule C.

Example:

Allison Gande is a city planning commissioner. During the reporting period, Allison received rental income of \$12,000, from a single tenant who rented property owned in the city's jurisdiction. If Allison received \$6,000 each from two tenants, the tenants' names would not be required because no single tenant paid her \$10,000 or more. A married couple is considered a single tenant.

ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS 4600 24th Street	
CITY Sacramento	
FAIR MARKET VALUE	IF APPLICABLE, LIST DATE
<input type="checkbox"/> \$2,000 - \$10,000	<input type="checkbox"/> ACQUIRED <input type="checkbox"/> DISPOSED
<input type="checkbox"/> \$10,001 - \$100,000	<input checked="" type="checkbox"/> / / XX
<input checked="" type="checkbox"/> \$100,001 - \$1,000,000	
<input type="checkbox"/> Over \$1,000,000	
NATURE OF INTEREST	
<input type="checkbox"/> Ownership/Deed of Trust	<input type="checkbox"/> Easement
<input type="checkbox"/> Leasehold	<input type="checkbox"/> Other
IF RENTAL PROPERTY, GROSS INCOME RECEIVED	
<input type="checkbox"/> \$0 - \$499	<input type="checkbox"/> \$500 - \$1,000
<input type="checkbox"/> \$1,001 - \$100,000	<input type="checkbox"/> \$1,001 - \$10,000
<input checked="" type="checkbox"/> \$10,001 - \$100,000	<input type="checkbox"/> OVER \$100,000
SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.	
<input type="checkbox"/> None	
Henry Wells	
NAME OF LENDER*	
Sophia Petroilo	
ADDRESS (Business Address Acceptable)	
2121 Blue Sky Parkway, Sacramento	
BUSINESS ACTIVITY, IF ANY, OF LENDER	
Restaurant Owner	
INTEREST RATE	TERM (Months/Years)
8 % <input type="checkbox"/> None	15 Years
HIGHEST BALANCE DURING REPORTING PERIOD	
<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> \$1,001 - \$10,000
<input checked="" type="checkbox"/> \$10,001 - \$100,000	<input type="checkbox"/> OVER \$100,000
<input type="checkbox"/> Guarantor, if applicable	
Comments:	