

McMillan, Acquanette (Netta)

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

Some people who received this message don't often get email from [redacted]. [Learn why this is important](#)

[1] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Dear Mayor and City Council Members,

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

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

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

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

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

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

Sincerely,
Carol Mispagel

Pasadena

McMillan, Acquanette (Netta)

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

Some people who received this message don't often get email from [\[redacted\]](#) [n why this is important](#)

[!] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

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

Loren Naiman

attached files may contain confidential and/or privileged information. If you are not the intended recipient, then please do not read, copy, distribute, save or use this information, as doing so may be unlawful. If you have received this transmission in error, then please notify the sender immediately by reply e-mail and delete this message from your system. Thank you.

McMillan, Acquanette (Netta)

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

Some people who received this message don't often get email from [\[redacted\]](#) [learn why this is important](#)

[!] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Please let everyone feel that we have a fair system.

Thanks
Rose Hubbard

Sent from Yahoo Mail for iPhone

McMillan, Acquanette (Netta)

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

Some people who received this message don't often get email from [redacted] [learn why this is important](#)

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

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

Get [Outlook for iOS](#)

McMillan, Acquanette (Netta)

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

Some people who received this message don't often get email from [redacted] [in why this is important](#)

[!] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

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

Marsha

Marsha Willhite
4
Altadena, CA 91001

McMillan, Acquanette (Netta)

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

Some people who received this message don't often get email from

[learn why this is important](#)

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

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

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

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

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

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

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

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

Respectfully submitted

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

04/20/

McMillan, Acquanette (Netta)

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

Some people who received this message don't often get email from

[Learn why this is important](#)

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Agenda Item 13

Good Afternoon,

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

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

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

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

April Kamar

McMillan, Acquanette (Netta)

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

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Dear Mayor and City Council Members,

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

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

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

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

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

04/20/

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

05/04/2026

Item 13

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

Sincerely,

--

Deborah Lutz



McMillan, Acquanette (Netta)

From: cityclerk
Sent: Monday, May 4, 2026 12:01 PM
To: Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; McMillan, Acquanette (Netta); Soo, Christine
Subject: FW: Public comment - Agenda Item #13, May 4th 2026 Meeting

From: Adam Bray-Ali <adambrayali@cityofpasadena.net>
Sent: Monday, May 4, 2026 12:00:32 PM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk <cityclerk@cityofpasadena.net>
Cc: Adam Bray-Ali
Subject: Public comment - Agenda Item #13, May 4th 2026 Meeting

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you *know* the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Good morning Mayor Gordo and Pasadena City Council.

I recognize that several of you will recuse yourselves from the agenda item #13 this evening because you own four or more rental units or even the act of buying a property makes you ineligible. Sadly, that leaves Champagne Socialists who actively own and manage their million dollar rental portfolio in Pasadena pretending to align with the 'cancel rent' party while collecting rent from their own tenants.

The Pasadena Rental Housing Board needs members who understand the business of providing rental housing, accept the economic reality of property stewardship and can effectively participate in oversight of the Rental Stabilization Department. As you know, that department operates outside the normal structure of city departments in Pasadena as a result of the wording of Measure H written by the Socialists of Caltech, Tenants Together from Berkeley and local members of the Pasadena Tenants Union that include several current members of the board.

One of the candidates for the at large position, Mr. Simon Ybarra, is someone that should be completely ineligible for discussion as a member of the Pasadena Rental Housing Board and especially for one of only 4 seats on an 11 seat board that is in charge of implementing complex policy on a critical part of our local economy.

Mr. Ybarra, seen in the photo below holding a "Cancel Rent" sign, is a long time member of the same groups that have come to City Council meetings with threats to 'attack you at the time and place of their choosing' (1).

At the last council meeting to appoint a member of the RHB, a number of well qualified people with actual understanding of the economics of rental housing stood up to be nominated for the position.

I would encourage you to be highly dubious of a person that not only wants to bankrupt an entire industry in Pasadena and that would associate with people that want to physically assault the Council. For many

05/04/2026

Item 13

years, he claimed he was unaware of Measure H until it passed, yet he was clearly a member of the groups that advocated for it as this photo shows.

He is not able to fairly represent Pasadena in regulating the rental property market and should not be nominated to the board for this at-large position.

Multiple applicants for this position have ownership experience, longtime ties to Pasadena and leadership roles that suggest they can represent Pasadena residents and business owners in a truly at-large capacity. Nominating another masked vigilante who will actively destroy Pasadena rental housing is not the Pasadena way.

Thank you,
Adam Bray-Ali


1 - Charles Xu, seen to the left side of this image made threats to your council on June 17, 2024 <https://drive.google.com/file/d/1dQJc3QHm7ZwNawP1c9jtiVF2SmVoYpt5/view?usp=sharing>



McMillan, Acquanette (Netta)

From: Ann-Marie
Sent: Monday, May 4, 2026 4:23 PM
To: PublicComment-AutoResponse
Subject: We need more housing providers on the rent control board

[Some people who received this message don't often get email from <https://aka.ms/LearnAboutSenderIdentification>] [Learn why this is important](#)

[] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you know the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Dear Mayor and Councilmember's, please do the right thing and start balancing the board. It is absolutely ridiculous to think that people who know nothing of real estate would be able to direct real estate. It takes years of understanding and work. The people may be well meaning on the rent control board, although I would suspect many people don't believe they are, but most importantly, you and we have a serious issue with rentals and the real estate business being controlled by people who are appointed because they have no knowledge of real estate or the rental business.

Please appoint a Housing provider who understands real estate and the rental business. That is what is seriously needed.

Ann-Marie Villicana
Realtor
Attorney
BRE00974188
Engel & Völkers
Former Councilmember, district 6

Ann-Marie Villicana
Engel & Völkers Real Estate Advisor
DRE 00974188
Broker-Associate, Attorney
Master of Real Estate Development

Sent from mv iPhone

McMillan, Acquanette (Netta)

From: howie razvideo.com
Sent: Monday, May 4, 2026 4:32 PM
To: PublicComment-AutoResponse
Subject: Agenda Item 13. Equal representation is what America is all about

Some people who received this message don't often get email from [redacted] [Learn why this is important](#)

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

On Agenda Item 13 I respectfully ask the City Council to force the Pasadena Rental board to have an equal amount of tenant and landlord representative. 82% of surveyed Pasadena registered voters favor an equal number of tenants & landlords on the rental board. Right now there is only one landlord. In my opinion such a stacked organization has no credibility. Equal representation is what America is all about.

Thank You
Harald Zechner

McMillan, Acquanette (Netta)

From: Debra Bergstrom
Sent: Monday, May 4, 2026 4:45 PM
To: PublicComment-AutoResponse
Subject: Rental Board appointment

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

[!] **CAUTION:** This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

Hello,

Encouraging City Council to appoint a landlord to the Rental Board opening, as 82% of surveyed Pasadena registered voters favor an equal number of tenants & landlords on the board.

Kind regards,

Debra Bergstrom

**SUPPLEMENTAL
MATERIAL
RECEIVED
BY EMAIL AFTER
THE START OF
THE CITY COUNCIL
MEETING**

McMillan, Acquanette (Netta)

From: Sheila Grady
Sent: Monday, May 4, 2026 8:42 PM
To: PublicComment-AutoResponse
Subject: Agenda Item 13

Some people who received this message don't often get email from [\](#). [Learn why this is important](#)

[!] CAUTION: This email was delivered from the Internet. Do not click links or open attachments unless you **know** the content is safe. Report phish using the Phish Alert Button. For more information about the Phish Alert Button view article "KB0011474" on the DoIT portal.

To whom this concerns please support the multi-family rental industry by installing a second, real, experienced and current multi-family housing provider. Please note Agenda Item 13.
Thanks

Sent from AOL on Android