ARGUMENT AGAINST MEASURE H

Vote NO on Measure H.

Measure H is poorly written, will worsen our local housing crisis and will cost Pasadena nearly $6 million every year to administer a new bureaucracy without oversight or accountability. Dozens of new administrators and lawyers will cost millions of dollars each and every year.

Measure H is unnecessary. Effective January 1, 2020, the State Legislature has already enacted strict protections for renters via The California Tenant Protection Act – AB 1482, which limits rent increases and sets rules for Just Cause Evictions. Despite having statewide comprehensive renter protection, you are being asked to vote for this ill-conceived Measure that establishes a new Pasadena Rental Housing Board outside the City Charter, with unchecked authority to:

- Set its own budget and salaries
- Establish additional landlord fees
- Hire outside attorneys
- Initiate lawsuits
- Issue subpoenas

Measure H will discourage development of desperately needed affordable housing in Pasadena and lower property values, reducing funding for Pasadena's parks, fire and other municipal services. It unfairly targets "Mom and Pop" housing providers, including Pasadena retirees and others who rent out a few units. They will now be subject to the same massive new bureaucracy as multi-billion dollar corporations. Many will simply stop renting these units – leading to fewer rental housing opportunities in Pasadena.

Far from being local, this Measure was financed by organizations in San Francisco and Los Angeles trying to pass a radical proposal that would impose regulations in Pasadena not found in 95% of other California cities.

Pasadena is already protected by statewide rent control. An unaccountable Board promoting its own agenda is bad government.

Vote NO on Measure H.

Visit www.ProtectPasadena.org for more information.

/s/ Allen Edson
Community Leader

/s/ Terry Tornek
Former Pasadena Mayor

/s/ Paul Little
Former Pasadena Council Member

/s/ Brenda Galloway
Community Member