

Sabha, Tamer

From: cityclerk
Sent: Monday, October 9, 2023 1:29 PM
To: Flores, Valerie; Iraheta, Alba; Jomsky, Mark; Robles, Sandra; Sabha, Tamer; Stevenson, Garrett; McMillan, Acquanette (Netta)
Subject: FW: Public comment for Rental Housing Board scheduled for October 11, 2023

From: Adam Bray-Ali >
Sent: Monday, October 9, 2023 1:28:50 PM (UTC-08:00) Pacific Time (US & Canada)
To: cityclerk <cityclerk@cityofpasadena.net>
Subject: Public comment for Rental Housing Board scheduled for October 11, 2023

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Public Comment for October 11, 2023

RE: Base Relocation Fee information appears to be incorrectly calculated.

Good afternoon,

At the most recent Pasadena Rental Housing Board on September 27, 2023, the RHB voted to create the relocation payment program as outlined by the outside attorneys and approved with no changes by the RHB.

After reviewing the details of the relocation benefits and asking questions of the RHB email support systems, it appears there is an incorrect Base Relocation Payment standard for 2 bedrooms rental apartments/homes/townhomes in Pasadena. (screen images from the resolution are attached to this email for easy reference)

The Fair Market Rent data shows that the FMR for a 2 bedroom is \$2,902 per month. The Base Relocation amount for tenancy periods of 0-3 years is designated as 3 months of the FMR. Taking 3 times the FMR of \$2,902, I arrive at \$8,706 as the base relocation payment (in addition to the moving expenses and special circumstances payments).

In every chart provided by the Goldfarb Lipman firm, the dollar figure for the Base Relocation payment of 2 bedroom homes is listed as \$8,760.

It appears that this is a simple error but it calls into question what other details may not be accurate. I have not completed an exhaustive check but this popped out to me very quickly.

In addition, both the attorney with Goldfarb Lipman and Ryan Bell stated during public comments that there is some type of exception to be made for homeowners that intend to end a fixed term lease. The support staff for the RHB has not been able to provide any details or pathways for how this is to be managed.

For a baseline to the board, the response to an email sent 9/27 at 9pm to the email system was approx 6 days (10/3 at 11am) and they were not able to find the correct information as of today. As a realtor in Pasadena, I want to provide accurate and timely information on the rules to my clients but have found that the email support system is not working as well as expected.

I hope that the RHB will make an amendment to this incorrect chart and provide the correct information to the public.

Sincerely,
Adam Bray-Ali

- **Fair Market Rent**, for the purposes of the regulations, means the average of the Small Area Fair Market Rents (SAFMRs) by unit bedrooms for the zip codes covering Pasadena (91101, 91102, 91103, 91104, 91105, 91106, and 91107), as published by the U.S. Department of Urban and Housing Development.
 - The proposed regulations rely on the SAFMRs because the fair market rents in Pasadena tend to track about 10 to 20 percent higher than the fair market rents for the Los Angeles-Long Beach-Glendale HUD Metro FMR Area, and the goal of the relocation assistance is to ensure tenants can relocate in Pasadena if they are displaced from their current homes.
 - Based on the foregoing, the current Fair Market Rent(s) for Pasadena are as follows:
 - Efficiency: \$2,039
 - 1-bedroom: \$2,301
 - 2-bedroom: \$2,902
 - 3-bedroom: \$3,744

Base Relocation Payment. The Base Relocation Payment is the main portion of the Relocation Assistance. It is based on a multiplier of the Fair Market Rent for a Rental Unit with the same number of bedrooms as the Rental Unit from which the Eligible Tenant Household is being displaced, and on the length of the tenancy.

- For tenancies from 0 years up to three years, three (3) months' Fair Market Rent;

The chart below shows the Base Relocation Payment, plus the additional payment for Special Circumstances Households, that would be in effect for the period from September 27, 2023 through September 30, 2024:

Length of Tenancy	Efficiency	1-bedroom	2-bedrooms	3-bedrooms	4+ bedrooms
0-3 years	\$6,117	\$6,903	\$8,760	\$11,232	\$12,399
>3-10 years	\$8,156	\$9,204	\$11,860	\$14,976	\$16,532

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