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**To:** cityclerk <[cityclerk@cityofpasadena.net](mailto:cityclerk@cityofpasadena.net)>; RentalBoard <[RentalBoard@cityofpasadena.net](mailto:RentalBoard@cityofpasadena.net)>  
**Subject:** Public comments for Item #2 Pasadena RHB meeting 2/21/2024

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Good afternoon Rental Housing Board.

As a longtime landlord in Los Angeles who has dealt with the hearing boards there, I am deeply concerned about the draft language in your agenda item #2 tonight.

In short, your board is relying upon outside consultants and attorneys who are crafting legal processes for determining outcomes of future conflicts and including language and requirements that will create outcomes that don't match the goals of promoting safe, secure and affordable housing in Pasadena.

The requirements that hearing officers come from a pro-tenant pool of people, the lack of definitions about what a 'fair return' is and who determines it, and the plans to have little to no ability to appeal these decisions outside of the rental housing board is going to create a system that is not equitable or fair to the parties involved. I encourage you to provide more time for public impact and statements from actual property owners.

As you know, the board has hosted 2 outreach meetings directed to landlords and property managers but there has been little/no outreach to that same community when crafting this set of rules by your outside legal counsel and consultants. As far as I can see, none of the RHB members have legal or large scale property management experiences. This makes it harder for you to know what to look for in the outcome of these rules but also should cause you to ask more questions about the outcomes and requirements for Pasadena residents that will have to learn how to navigate these new rules that were crafted with the explicit intentions of ramping up antagonism between tenants and property managers. (see quote from your Chairman Ryan Bell and Jane Panangaden from late 2023)

Despite the rhetoric from the people that claim to be pro-tenant, the relationships between most renters and property owners is one of collaboration and providing housing for a fee. Making repairs, keeping homes safe, secure and comfortable costs money. The new reality of Pasadena rental housing is that the economic decisions being made in the future are impacted by the inability to increase rents and the uncertainty of how even a simple need to make repairs at a property will be seen as a removal of service by a hostile public hearing. I encourage you to solicit more feedback on how building management is made and how to incorporate the true needs of tenants into the decisions being made on how to punish landlords.

Thank you for the time to comment.

Sincerely,  
Adam Bray-Ali

**JANE PANANGADEN**

The most striking thing to me when I was canvassing was that a lot of people recognized that our union had helped them before and that they wanted to be a part of that help. That sense of solidarity rather than service is incredibly powerful. People recognize that we're helping them because we're also tenants and that we will need their help in the future.

I do think that the political analysis of most tenants in the city is still pretty underdeveloped, and this is a first step. Our next step is to heighten the antagonism between us and the landlords. I think many tenants do see that they share interests with other tenants. But the fact that the landlords are exploiting tenants is not well understood. Many people still feel bad for their landlords, and they don't see that their landlord, no matter how nice they are, is extracting value from them. **We couldn't really bring out that antagonism effectively during the campaign because we knew that it could jeopardize our electoral success. Now that we've won, we need to ramp up that kind of political education.**

RYAN BELL

The campaign was super clarifying for me in terms of how many contradictions our current political parties have. I talked to Republicans or even some libertarians who were totally on board with what we were fighting for. And then, you run into Democrats who were extremely skeptical about our fight and wouldn't support it.

We were being cautious because we needed to win an election and try to alienate as few people as possible while still being clear about what we were demanding. **Now, we can clearly uplift these contradictions and really emphasize to tenants that your landlord is not your economic ally.** They are extracting value from you. You're paying their mortgage.

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