

**PASADENA RENTAL HOUSING BOARD
RESOLUTION NO. RHB-2023-03**

A RESOLUTION OF THE PASADENA RENTAL HOUSING BOARD OF THE CITY OF PASADENA, CALIFORNIA, ADOPTING INTERIM REGULATIONS REGARDING THE ANNUAL GENERAL ADJUSTMENT PROCEDURES TO IMPLEMENT THE PASADENA FAIR AND EQUITABLE CHARTER AMENDMENT

WHEREAS, the Pasadena Fair and Equitable Charter Amendment (“Charter Amendment”) went into effect on December 22, 2022, and the Pasadena Rental Housing Board was appointed on April 19, 2023; and

WHEREAS, Charter Amendment Section 1808(a) authorizes an Annual General Adjustment equal to seventy-five percent (75%) of the percentage increase in the Consumer Price Index (CPI) (All Items, All Urban Consumers, Los Angeles-Riverside-Orange County region or any successor designation of that index that may later adopted by the U.S. Department of Labor, Bureau of Labor Statistics) for the twelve-month period ending as of March of the current year, rounded to the nearest one-quarter of a percent; and

WHEREAS, the Charter Amendment Section 1808(a) requires the Pasadena Rental Housing Board to determine and publicize the Annual General Adjustment to be effective as of October 1 of each year by no later September 1 of each year; and

WHEREAS, the Charter Amendment prohibits a Landlord from implementing any Annual General Adjustment unless and until the Annual General Adjustment has been authorized by the Pasadena Rental Housing Board in accordance with the requirements of the Charter Amendment; and

WHEREAS, Charter Amendment Section 1811(e)(1) requires the Pasadena Rental Housing Board to set allowable rent increases at fair and equitable levels to achieve the purposes of the Charter Amendment; and

WHEREAS, the Rental Housing Board held a publicly noticed meeting on June 29, 2023, and discussed and solicited public feedback on the retroactive authorization of the first Annual General Adjustment provided for pursuant to Charter Amendment Section 1808(a)(3).

NOW, THEREFORE, BE IT RESOLVED by the Pasadena Rental Housing Board that the interim regulations set forth in Exhibit A are hereby adopted.

The foregoing resolution was adopted at a special meeting of the Pasadena Rental Housing Board of the City of Pasadena, duly held on the 29th day of June 2023, by the following vote:

AYES: Board Members Dunlop, Gonzalez, Henry, Najera, Pitts, Chavez, Siegal, Santiago, Torres, Vice Chair Lamar, Chair Bell

NOES: None


ABSTAIN: None

ABSENT: None

ATTEST:



MARK JOMSKY
CITY CLERK



RYAN J. BELL
CHAIR, RENTAL HOUSING BOARD

Exhibit: A. Interim Regulations – First Annual General Adjustment

EXHIBIT A

PASADENA RENTAL HOUSING BOARD INTERIM REGULATIONS

FIRST ANNUAL GENERAL ADJUSTMENT

- A. Purpose.** The Pasadena Fair and Equitable Rent Charter Amendment (“Charter Amendment”) guarantees that Landlords are entitled to earn a fair rate of return from a property. The Charter Amendment authorizes Landlords to seek rent increases via the Annual General Adjustment (“AGA”), as identified in Charter Section 1808(b). The Charter Amendment provides that the first Annual General Adjustment shall be adopted by the Rental Housing Board on or before September 1, 2022, and shall be effective beginning October 1, 2022. However, the effective date of the Charter Amendment was December 22, 2022, and the Rental Housing Board was appointed on April 19, 2023. The purpose of these interim regulations is to effectuate the intent of the Charter Amendment to provide eligible Landlords with an Annual General Adjustment for 2023.
- B. Retroactive Authorization of First Annual General Adjustment.** As adopted by Rental Housing Board resolution on June 29, 2023, the allowable first Annual General Adjustment for tenancies commencing before May 1, 2022 shall be effective for the period from December 22, 2022 through September 30, 2023. Tenancies commenced on or after May 1, 2022 are not eligible for the first Annual General Adjustment.
- C. Landlord Liability.** A Landlord who imposed a first Annual General Adjustment between December 22, 2022 and June 29, 2023 that was otherwise valid shall not be considered to be in violation of the Charter Amendment. Further, any payment by a Tenant of such first Annual General Adjustment that was otherwise valid shall not be considered an overpayment of Rent for which a Landlord shall be liable under the Charter Amendment.
- D. Subsequent Annual General Adjustment.** A Landlord who imposed a first Annual General Adjustment between December 22, 2022 and June 29, 2023 may impose, upon proper written notice, a subsequent Annual General Adjustment once twelve (12) months have elapsed from the date on which the Landlord imposed the initial Annual General Adjustment.