

Relocation Assistance Study & Policy Update

February 2, 2026



Purpose

Purpose: Present the Relocation Assistance Study and take action on a resolution updating relocation assistance amounts

Objective:

- Review key findings from the Relocation Assistance Study
- Present staff's recommended approach for revising relocation assistance amounts
- Present a resolution for City Council consideration implementing the recommended approach



Background

- The City's Rent Stabilization and Eviction Control Ordinance requires landlords to provide relocation assistance for certain "no-fault" evictions (e.g., substantial remodel, owner move-in)
- Previous Urgency Ordinance modeled relocation assistance amounts after peer cities
- City Council directed a Pomona-specific analysis to ensure local needs are met



Current Relocation Assistance Amounts

Tenant Household	Tenants Residing Less Than 3 Years	Tenants Residing More Than 3 Years	Income Eligible Tenants	Reduced Relocation (Eligible Landlords)
Eligible Tenant Household	\$6,164	\$8,074	\$8,074	\$5,926
Qualified Tenant Household	\$12,998	\$15,377	\$15,377	\$11,960



Study Overview

State Law:

- Under State law, landlords must provide relocation assistance equal to one month's rent
- The City may establish higher local standards to better address tenant needs

Methodology:

- Reviewed Pomona's local moving expenses, peer city practices, and the needs of vulnerable tenants (seniors, disabled, low-income) using current market data



Key Findings

Estimated total relocation costs in Pomona:

1-bedroom: \$6,515

2-bedroom: \$8,444

3-bedroom: \$10,269

Factors reviewed:

- Moving supplies and labor
- Application fees for new housing
- Security deposits
- Utility connection charges
- Temporary storage
- Short-term lodging



Key Findings

Option 1: Rent-Multiple Model

- Payment = 3x tenant's current monthly rent (e.g., 1 BR ≈ \$6,561)
- Commonly used in peer jurisdictions; simple and predictable

Option 2: Unit-Size Schedule

- Fixed payment amounts by unit size
(e.g., 1 BR: \$6,515; 2 BR: \$8,444; 3 BR: \$10,269)
- Based on Pomona-specific relocation cost estimates

Special Payment Considerations

- Most peer jurisdictions provide supplemental payments for vulnerable households, averaging approximately 30% above the base amount
(9 of 11 peer jurisdictions)
- Most peer jurisdictions do not provide reduced payments for small landlords
(1 of 11 peer jurisdictions)



Comparison of Policy Options

	1 Bedroom	2 Bedroom	3 Bedroom
3x Monthly Rent (HUD FMRs)			
Base Payment*	\$6,561	\$8,280	\$10,551
+ 30% Supplement (vulnerable households)	\$8,529	\$10,764	\$13,716
50% Reduction (small landlord)	\$3,281	\$4,410	\$5,276
Unit Size Schedule			
Base Payment	\$6,515	\$8,444	\$10,269
+ 30% Supplement (vulnerable households)	\$8,470	\$10,977	\$13,350
50% Reduction (small landlord)	\$3,258	\$4,222	\$5,135

**Actual payments would be based on the tenant's current rent.*



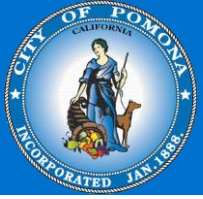
Staff Recommendation

- Based on the findings of the Relocation Assistance Study and peer jurisdiction review, staff recommends **Option 2: Unit-Size Schedule**
- This approach is grounded in Pomona-specific cost estimates and provides consistent, predictable payments by unit size
- The recommended approach aligns with common peer practices



Next Steps

- City Council will consider the staff-recommended resolution
- City Council will determine special payment considerations for vulnerable households and/or small landlords, if any
- Following adoption, the resolution will update relocation assistance amounts under the Rent Stabilization and Eviction Control Ordinance



QUESTIONS?