



City of Pomona

505 S. Garey Ave
Pomona, CA 91766

Regular Meeting Minutes

City Council / Housing Authority / Successor Agency to the Redevelopment Agency

*Mayor Tim Sandoval
Vice Mayor Steve Lustro
Councilmember Debra Martin
Councilmember Victor Preciado
Councilmember Nora Garcia
Councilmember Elizabeth Ontiveros-Cole
Councilmember Lorraine Canales*

VISION STATEMENT

*Pomona will be recognized as a vibrant, safe, beautiful
community that is a fun and exciting destination and the home of
arts and artists, students and scholars, business and industry.*

Monday, October 20, 2025

7:00 PM

Council Chambers

CLOSED SESSION

A) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Pursuant to Government Code Section 54956.9)

Workers' Compensation Claim Settlement - Compromise & Release (New Money)/Police Chief Michael Ellis

B) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

(Pursuant to Government Code Section 54956.9(a) and (d)(1))

Citizens for Amending Prop L, et al. v. City of Pomona, et al.
Los Angeles County Superior Court
Case No. 19STCP00482

C) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

(Pursuant to Government Code Section 54957(b)(1))

City Clerk

D) CONFERENCE WITH LABOR NEGOTIATORS

(Pursuant to Government Code Section 54957(b)(1))

Agency-designated representative:

René Anderson, Human Resources/Risk Management Director

Employee organizations:

Unrepresented Employee: City Clerk

E) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code Section 54956.8)

Property/APN's: 83410020-06,-07,-08,-11, -12, -13, -17, -21, and -24; and
83410010-12, -13,-31,-32, and -39

Negotiating Parties: M and A Gabaee LP

City's Negotiator: Anita Scott, City Manager; Ata Khan, Deputy Director, Office of
Economic and Business Affairs

Under Negotiation: Price and terms

Property/APN: 8341005029

Negotiating Parties: Pomona Fox Theater Master Tenant LLC Lessee c/o Pomona
Fox Theater LLC Lessor

City's Negotiator: Anita Scott, City Manager; Ata Khan, Deputy Director, Office of
Economic and Business Affairs

Under Negotiation: Price and terms

CALL TO ORDER

Mayor Sandoval called the City Council Meeting to order at 7:00 p.m.

CITY ATTORNEY REPORT OUT FROM CLOSED SESSION

City Attorney Carvalho stated that for Item A – Anticipated Litigation, City Council by a vote of 6-0-1 (Councilmember Ontiveros-Cole Abstained) to approve an \$80,000 settlement on that matter. City Attorney Carvalho advised there was no reportable action on any of the other Closed Session Items.

PLEDGE OF ALLEGIANCE

Vice Mayor Lustro led the pledge of allegiance.

ROLL CALL

Present: Mayor Tim Sandoval
Vice Mayor Steve Lustro
Councilmember Debra Martin
Councilmember Victor Preciado
Councilmember Nora Garcia
Councilmember Elizabeth Ontiveros-Cole
Councilmember Lorraine Canales

Absent: None

STAFF PRESENT

Anita D. Scott, City Manager
Sonia Carvalho, City Attorney
Rosalia A. Butler, City Clerk
Karla Shipman, Assistant City Clerk
Ryan Rodriguez, Pomona Police Captain

PRESENTATIONS

*A Proclamation of the City Council of the City of Pomona Proclaiming the Month of October as "National Community Planning Month" in the City of Pomona

Vice Mayor Lustro presented the proclamation to Planning Division staff. Planning Manager Geoffrey Starns gave a few comments about the work of Planning staff and gave thanks to City Council.

MAYOR/COUNCILMEMBER COMMUNICATIONS

*This was heard after Consent Calendar Item No. 2.

Councilmember Canales announced upcoming events: Palomares Park Haunted House, Dia de Los Muertos Celebration at Lopez Urban Farm, and the Kindness Carnival.

Councilmember Martin thanked Public Works and volunteer participants for their support of the Love Your Park Day. Councilmember Martin shared concerns about two signal lights possibly not working properly in District 1 and announced an upcoming community meeting with Police Chief Michael Ellis and Public Works Director Meg McWade.

Councilmember Ontiveros-Cole announced the upcoming District 4 Area Commander meeting and encouraged folks to get the flu vaccine. Councilmember Ontiveros-Cole attended a fall festival.

Councilmember Garcia announced the upcoming Pomona Little League Trunk O' Treat event, and the Pomona Public Library Trick O' Treat event.

CITY MANAGER COMMUNICATIONS

City Manager Scott gave an update regarding fire services: the joint ad-hoc committee between the City of Pomona and La Verne met twice, however since then the City of La Verne decided to continue as its own City operated Fire Department. City Manager Scott recommended formally disbanding the joint ad-hoc committee and recommended establishing a City of Pomona Ad-hoc Committee to continue oversight of the matter while negotiations with the Los Angeles County Fire Department remain ongoing.

PUBLIC PARTICIPATION

At the direction of the City Council Emergency Sub Committee, beginning with the July 18, 2022 Council meeting, emailed comments will no longer be read into the record during Council meetings. However, they will be included as part of the record/meeting minutes.

Live Comments were as follows:

Gwendolyn Blume discussed overlay districts in Pomona and discussed concerns with lack of affordable housing as it related to homelessness.

Julian Ibanez Mandujano advised next month would be Native American Heritage Month and requested the City formally acknowledge November as Native American Heritage Month.

Martin Landeros, St. Madeliene Catholic Church, invited the public to support the upcoming procession of the church.

Jeffrey Michaelson discussed various laws at the state and federal level that will impact the City in regard to homelessness.

Yesenia Miranda Meza, Indigenous Knowledge, requested the City proclaim November as Native American Heritage Month.

Dr. Angelica Merel, ROADS Academy School of Pomona, discussed an upcoming charter high school in the City of Pomona with an expected opening date of Fall 2026.

Willie Merel, ROADS Academy School of Pomona, continued discussing the upcoming charter high school in the City of Pomona.

Carlos Goytia discussed November as Native American Heritage Month.

CONSENT CALENDAR

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to approve the entire Consent Calendar except for Consent Calendar Item No. 2, pulled for public comment.

1. Approval of City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes

It is recommended that the City Council approve the following City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes:

September 15, 2025 Regular Meeting Minutes

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to approve City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes of September 15, 2025.

2. Second Reading and Adoption of Ordinance No. 4359 Amending the Pomona City Code by Adopting the Rent Stabilization and Eviction Control Ordinance of 2025 and Amending FY 2025-26 Operating Budget by Appropriating \$82,000 from General Fund Reserves for Rental Registry Software

It is recommended that the City Council take the following actions:

- 1) Introduce, waive further and give second reading to the following ordinance:

ORDINANCE NO. 4359 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ADOPTING THE RENT STABILIZATION AND EVICTION CONTROL ORDINANCE OF 2025

- 2) Adopt the following resolution:

RESOLUTION NO. 2025-124 - AMEND FISCAL YEAR (FY) 2025-26 OPERATING BUDGET BY APPROPRIATING \$82,000 FROM GENERAL FUND RESERVES FOR RENTAL REGISTRY SOFTWARE

- 3) Authorize the City Manager to execute all agreements, amendments, and any other documentation requested for acceptance of the award, distribution of the funding and operation of the Rent Stabilization Program, subject to approval as to form by the City Attorney.

*This item was pulled for public comment.

*Please see attachment for emails submitted regarding this item.

Neighborhood Services Director Beverly Johnson gave a brief introduction of the item.

The following public speakers spoke in support of the item:

Claudia Bautista	Ana Martinez	Jeffrey Michaelson	Helena Whitney
Debra Mendez	Esequiel Cruz	Lucia Zepeda	Evelia Rocha
Estella Vasquez	Marsha Giles	Veronica Morales	Hilda Osorio
Juan Granados	Chris Nuñez	Yesenia M. Meza	Maria Garcia
Maria Luisa Ramos	Larry Rivas	Ulysses Contes	Mayra Valdez
Mariana Herrera	Rosa Hernandez	John Nolte	

The following people submitted non-speaker cards in support of the item:

Melissa Murga	Patricia Mendoza	Samuel Hancox	Geraldine Fletcher
Martha Rios	Gloria Barrera	Carolyn Shipman	Ana Rocha
Julian	Riot Trujillo	Joanna Hudson	
Leonel Muñoz	Natalie Aceves	Gwendolyn Blume	
Olga Gastelum	Hanan Gibani	Rebecca Francese	

The following public speakers spoke in opposition to the item:

Matthew Lyons	Dan Ponting
Matthew Buck	Robert Kasner
Jesus Rojas	Loc Truong
Mark Warren	Laura S. Estel

Lupe Ruiz submitted a non-speaker card in opposition to the item.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, FAILED 3-4 (COUNCILMEMBER MARTIN, COUNCILMEMBER ONTIVEROS-COLE, VICE MAYOR LUSTRO, COUNCILMEMBER CANALES OPPOSED), to introduce, waive further and give second reading to Ordinance No. 4359; and to adopt Resolution No. 2025-124; and authorize the City Manager to execute all agreements, amendments, and any other documentation requested for acceptance of the award, distribution of the funding and operation of the Rent Stabilization Program, subject to approval as to form by the City Attorney.

Mayor Sandoval requested staff to bring back the proposed ordinance without the rental registry program to a future meeting.

Councilmember Garcia asked brief questions.

City Manager Scott answered Councilmember Garcia's questions.

Mayor Sandoval called a recess at 8:25 p.m.

Mayor Sandoval resumed the meeting at 8:32 p.m.

3. Second Reading and Adoption of Ordinance No. 4360, Approving Specific Plan Amendment (SPA-001401-2024) to Establish New Sign Regulations in the Pomona Corridors Specific Plan

It is recommended that the City Council adopt the following ordinance:

ORDINANCE NO. 4360 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT (SPA-001401-2024) TO REMOVE EXISTING SECTION 2.9 "SIGNAGE REGULATIONS" IN THE POMONA CORRIDORS SPECIFIC PLAN AND REPLACE WITH SECTION .630 "SIGNS" OF THE POMONA ZONING AND DEVELOPMENT CODE

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to adopt Ordinance No. 4360.

4. Adopt a Resolution Authorizing the City of Pomona Housing Authority (PHA) to accept a grant award and receive funding from the U.S. Department of Housing and Urban Development (HUD), totaling \$492,981

It is recommended that the City Council, sitting as the Governing Board of the City of Pomona Housing Authority take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-105 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE GOVERNING BOARD OF THE CITY OF POMONA HOUSING AUTHORITY APPROVING THE ACCEPTANCE OF A HOUSING AND URBAN DEVELOPMENT (HUD) PROGRAM GRANT AWARD, TO RECEIVE FUNDING TOTALING \$492,981, AMENDING THE FY 2025-26 BUDGET BY INCREASE REVENUE ESTIMATES, AND APPROPRIATING FUNDS IN THE SAME AMOUNT

- 2) Approve a Memorandum of Understanding (MOU) with the Los Angeles County Department of Children and Family Services (DCFS) as required for the administration of the Foster to Independence (FYI) Program;
- 3) Authorize the Executive Director of the Housing Authority or her designee to execute the contracts and other documentation requested for acceptance and implementation of the grant award.

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to adopt Resolution No. 2025-105; and approve a Memorandum of Understanding (MOU) with the Los Angeles County Department of Children and Family Services (DCFS) as required for the administration of the Foster to Independence (FYI) Program; authorize the City Manager, or designee, to execute all documents related with this action, with approval of the City Attorney as to form

5. Resolution to Amend the FY 2025-26 Capital Improvement Program (CIP) Budget by Creating Two New Projects, Closing Two Projects, And Appropriating CIP Carryover Discretionary Funding and Community Development Block Grant Funding to Several Projects

It is recommended that the City Council adopt the following resolution:

RESOLUTION NO. 2025-112 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, TO AMEND THE FY 2025-26 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY CREATING TWO NEW PROJECTS, "PALOMARES PARK SOCCER FIELD REHABILITATION," PROJECT NO. 428-2590-XXXXX-71129 AND APPROPRIATING \$50,561 OF DISTRICT 6 CIP CARRYOVER DISCRETIONARY FUNDS TO THE PROJECT, AND "WESTMONT PARK RESTROOM REHABILITATION," PROJECT NO. 428-2590-XXXXX-71130, AND APPROPRIATING \$17,688 TO THE PROJECT, CLOSING AN UNFUNDED PROJECT, "CIVIC CENTER TILE REHABILITATION," PROJECT NO. 428-2590-XXXXX-71126, CLOSING AND UNAPPROPRIATING \$40,000 OF DISTRICT 5 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING FROM "WESTMONT PARK SOFTBALL FIELD REHABILITATION," PROJECT NO. 428-2590-XXXXX-71120 AND CLOSING THE PROJECT, AND APPROPRIATING THIS FUNDING AND \$636,636 OF COMMUNITY DEVELOPMENT BLOCK GRANT FY 2025-26 ALLOCATIONS TO VARIOUS PROJECTS AS DETAILED IN EXHIBIT A

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to adopt Resolution No. 2025-112.

6. Approving the Naming of Authorized Agents to be kept on File with Cal OES for the Purpose of Obtaining Federal and State Disaster Assistance Funds

It is recommended that the City Council adopt the following resolution:

RESOLUTION NO. 2025-115 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING THE NAMING OF THE CITY MANAGER, HUMAN RESOURCES/RISK MANAGEMENT DIRECTOR, AND FINANCE DIRECTOR/CITY TREASURER AS AUTHORIZED AGENTS TO BE KEPT ON FILE WITH THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to adopt Resolution No. 2025-115

7. Receive and File the Quarterly Summary of Approved City Council Sponsorships and Remaining Fund Balances

It is recommended that the City Council receive and file the summary of approved City Council Sponsorships and remaining fund balances.

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to receive and file the summary of approved City Council Sponsorships and remaining fund balances.

8. Approval of a New Five-Year Master On-Call Consultant List for Professional Services Beginning November 1, 2025 through October 31, 2030

It is recommended that the City Council take the following actions:

- 1) Approve the new five-year Master On-Call Consultant List, comprised of 72 professional and technical consultant firms, for use in procuring professional services as allowed by the Pomona Municipal Code for public works projects including those within the City's Adopted Capital Improvement Program (CIP); and
- 2) Authorize the City Manager or designed to enter into five-year Consultant Retainer Master Agreements (in substantially the form included hereto as Attachment No. 1) for Professional Consulting Services with the 72 professional and technical consultant firms as needed on behalf of the City, subject to review and approval of non-substantive changes by the City Attorney.

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to approve the new five-year Master On-Call Consultant List, comprised of 72 professional and technical consultant firms, for use in procuring professional services as allowed by the Pomona Municipal Code for public works projects including those within the City's Adopted Capital Improvement Program (CIP); and authorize the City Manager or designed to enter into five-year Consultant Retainer Master Agreements (in substantially the form included hereto as Attachment No. 1) for Professional Consulting Services with the 72 professional and technical consultant firms as needed on behalf of the City, subject to review and approval of non-substantive changes by the City Attorney.

9. Award a Contract to Marina Landscape, Inc. for the Construction of Various Runoff Capture and Water Quality Improvements

It is recommended that the City Council take the following actions:

- 1) Approve the project, as described below, as being categorically exempt from CEQA pursuant to Section 15301;
- 2) Award a construction contract to Marina Landscape, Inc. for “Runoff Capture and Water Quality Improvements at Various Locations, “Project No. 428-2590-XXXXX-81059 to include Base Bid and Additive Alternate of various runoff capture and water quality improvements at various locations in the amount of \$855,284; and,
- 3) Authorize the City Manager, or designee, to execute the construction contract and all related documents with Marina Landscape on behalf of the City and any subsequent documents or amendments, subject to approval by the City Attorney.

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to approve the project, as described below, as being categorically exempt from CEQA pursuant to Section 15301; award a construction contract to Marina Landscape, Inc. for “Runoff Capture and Water Quality Improvements at Various Locations, “Project No. 428-2590-XXXXX-81059 to include Base Bid and Additive Alternate of various runoff capture and water quality improvements at various locations in the amount of \$855,284; and, authorize the City Manager, or designee, to execute the construction contract and all related documents with Marina Landscape on behalf of the City and any subsequent documents or amendments, subject to approval by the City Attorney.

10. Establishing the Order of Appointment of the Vice-Mayor and Selecting and Designating District 4 Councilmember, Elizabeth Ontiveros-Cole, as Vice-Mayor

It is recommended that the City Council adopt the following resolution:

RESOLUTION NO. 2025-120 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ESTABLISHING THE ORDER OF APPOINTMENT OF VICE-MAYOR AND SELECTING AND DESIGNATING DISTRICT 4 COUNCILMEMBER, ELIZABETH ONTIVEROS-COLE, AS VICE-MAYOR

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to adopt Resolution No. 2025-120.

11. Accept Elderly Nutrition Program Grant Funds from Los Angeles County for Senior Meal Services in the Amount of \$462,500 and Amend the FY 2025-26 Operating Budget Senior Nutrition Grant Fund by Increasing Revenue Estimates and Appropriations in the Amount of \$54,300

It is recommended that the City Council take the following actions:

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-123 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, TO ACCEPT ELDERLY NUTRITION GRANT FUNDS FROM LOS ANGELES COUNTY FOR SENIOR MEAL SERVICES IN THE AMOUNT OF \$462,500 AND AMEND THE FY 2025-26 OPERATING BUDGET SENIOR NUTRITION GRANT FUND BY INCREASING REVENUE ESTIMATES AND APPROPRIATIONS IN THE AMOUNT OF \$54,300

- 2) Authorize the City Manager, or designee, to execute the agreement and any subsequent amendments, subject to review by the City Attorney, as of July 1, 2025.

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to adopt Resolution No. 2025-123; and authorize the City Manager, or designee, to execute the agreement and any subsequent amendments, subject to review by the City Attorney, as of July 1, 2025.

12. Approval of Amendment No. 4 to the Agreement for Administrative Services with the California Choice Energy Authority (CalChoice)

It is recommended that the City Council take the following actions:

- 1) Approve Amendment No. 4 to the Agreement for Administrative Services (Amendment) with CalChoice; and
- 2) Authorize the City Manager, or designee, to execute the Amendment and related documents with CalChoice, subject to approval by the City Attorney.

MOTION BY COUNCILMEMBER GARCIA, SECOND BY VICE MAYOR LUSTRO, CARRIED 7-0, to approve Amendment No. 4 to the Agreement for Administrative Services (Amendment) with CalChoice; and authorize the City Manager, or designee, to execute the Amendment and related documents with CalChoice, subject to approval by the City Attorney.

ADJOURNMENT

The City Council meeting adjourned at 8:40 p.m. on October 20, 2025.

Respectfully submitted,

ATTEST:

ROSALIA A. BUTLER, MMC
City Clerk/Secretary of the Pomona
Housing Authority/Successor Agency to the
to the Redevelopment Agency

TIM SANDOVAL
Mayor/Chair of the Pomona
Housing Authority/Successor Agency
Redevelopment Agency

From: [Robles, Diana](#)
To: [Robles, Diana](#)
Subject: FW: Gloria Hernandez
Date: Tuesday, November 4, 2025 5:25:03 PM

From: Zandra Hernandez
Sent: Tuesday, October 7, 2025 11:46 PM
To: Garcia, Nora
<Nora.Garcia@pomonaca.gov> **Subject:** Gloria Hernandez

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a Pomona renter, and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely,

Robles, Diana

From: Butler, Rosalia
Sent: Wednesday, October 8, 2025 2:21 PM
To: Robles, Diana
Subject: FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

-----Original Message-----

From: Roberto Hernandez
Sent: Wednesday, October 8, 2025 1:53 PM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

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Dear Pomona Officials,

I am a Pomona renter and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely, Roberto Hernandez

Robles, Diana

From: Butler, Rosalia
Sent: Wednesday, October 8, 2025 2:22 PM
To: Robles, Diana
Subject: FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: Emmanuel Magana Jr
Sent: Wednesday, October 8, 2025 10:41 AM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

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I vote NO! on Ordinance 4359.

Sincerely, Emmanuel M.

Robles, Diana

From: Butler, Rosalia
Sent: Wednesday, October 8, 2025 2:24 PM
To: Robles, Diana
Subject: FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: Meza, Oscar
Sent: Wednesday, October 8, 2025 10:11 AM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

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Dear Pomona Officials,

I am a Pomona renter and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record. We are already protected by state law. Thank you!

Please vote NO on Ordinance 4359.

Sincerely,

Oscar M. Meza

Oscar M. Meza

Robles, Diana

From: Butler, Rosalia
Sent: Wednesday, October 8, 2025 2:24 PM
To: Robles, Diana
Subject: FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: Lisa'Marie Deatherage
Sent: Wednesday, October 8, 2025 7:40 AM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am requesting that you do not put any of my personal information out for anyone. I am the resident here. My name is Lisa Marie Deatherage and I'm asking that you keep all my personal information exactly that personal.

Robles, Diana

From: Butler, Rosalia
Sent: Wednesday, October 8, 2025 2:27 PM
To: Robles, Diana
Subject: FW: DON'T+PUT+MY+PERSONAL+INFORMATION+IN+A+RENT+REGISTRY+NO+ON+4359

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: laura mendoza
Sent: Tuesday, October 7, 2025 10:51 PM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T+PUT+MY+PERSONAL+INFORMATION+IN+A+RENT+REGISTRY+NO+ON+4359

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Dear Pomona Officials,

I am a Pomona renter, and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely,

~Laura Evario~

Robles, Diana

From: Butler, Rosalia
Sent: Wednesday, October 8, 2025 2:27 PM
To: Robles, Diana
Subject: FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: Faith Najjar
Sent: Tuesday, October 7, 2025 8:43 PM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

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Please vote NO on Ordinance 4359.

Robles, Diana

From: Butler, Rosalia
Sent: Wednesday, October 8, 2025 2:27 PM
To: Robles, Diana
Subject: FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

Rosalia A. Butler, MMC
City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710

-----Original Message-----

From: Kaysey Guerrero
Sent: Tuesday, October 7, 2025 8:40 PM
To: Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>
Subject: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pomona Officials,

I am a Pomona renter and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely,

Kaysey Guerrero

Robles, Diana

From: Montellano, Maura
Sent: Monday, October 20, 2025 4:10 PM
To: City Clerk
Subject: FW: [noPHI] Public comment for today's meeting
Attachments: Council Meeting Public Comment.odt

Maura E. Montellano
Executive Assistant
Mayor and Council | **Administration**
www.pomonaca.gov

From: Mary Monzon
Sent: Monday, October 20, 2025 3:48 PM
To: Montellano, Maura <Maura.Montellano@pomona.gov>
Subject: [noPHI] Public comment for today's meeting

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I planned on attending today's meeting in person. Unfortunately, I am sick and can't be there to share my public comment for agenda item 2. Second Reading and Adoption of Ordinance No. 4359 Amending the Pomona City Code by Adopting the Rent Stabilization and Eviction Control Ordinance of 2025 and Amending FY 2025-26 Operating Budget by Appropriating \$82,000 from General Fund Reserves for Rental Registry Software. I have attached my comment and would be grateful if it could be shared with the City Council.

Mary Monzón

She/Her/Hers

Housing Manager

Tri-City Mental Health

Robles, Diana

From: Yazmin Barrera
Sent: Monday, October 20, 2025 4:00 PM
To: City Clerk; Scott, Anita
Cc: pomonaunitedforstablehousing@gmail.com
Subject: ct I VOTE YES ON ORDINANCE #4359 PERMANENT RENT STABILIZATION ORDINANCE

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Pomona Mayor and Council Member,
My name is Hanan Gibani, I am a tenant in the city of Pomona and urge you to keep the amended Permanent Rent Stabilization Ordinance along with the Rental Registry. It is very important for the City of Pomona to have accountability of how many landlords are doing business in our city! Please VOTE YES TO PASS ORDINANCE #4359 AS IS ALONG WITH THE RENTAL REGISTRY.
Sincerely,
Commissioner Hanan Gibani
Police Oversight Commissioner
Pomona resident & tenant

Robles, Diana

From: Gwendolyn Blume
Sent: Monday, October 20, 2025 3:06 PM
To: City Clerk
Subject: YES ON 4359
Attachments: IMG_4168.jpeg; IMG_4170.jpeg; IMG_4169.jpeg; IMG_4166.jpeg; IMG_4167.jpeg; IMG_4165.jpeg; IMG_4164.jpeg; IMG_4162.jpeg; IMG_4163.jpeg; IMG_4161.jpeg; IMG_4160.jpeg; IMG_4158.jpeg

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find our ballots in favor of Ordinance 4359.

Robles, Diana

From: Gwendolyn Blume
Sent: Monday, October 20, 2025 3:02 PM
To: City Clerk
Subject: YES ON 4359
Attachments: IMG_4168.jpeg; IMG_4170.jpeg; IMG_4169.jpeg; IMG_4167.jpeg; IMG_4166.jpeg

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Anita,

Please find the attached ballots in favor of Ordinance 4359.

Robles, Diana

From: Patricia Mendoza
Sent: Monday, October 20, 2025 2:04 PM
To: City Clerk; Scott, Anita; pomonaunitedforstablehousing@gmail.com
Subject: Support for Ordinance #4359 and Rental Registry

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and City Council Members,

My name is Patricia, and I am a Statewide Organizer and a tenant. I stand in support of tenants in the City of Pomona and urge you to uphold the amended Permanent Rent Stabilization Ordinance along with the Rental Registry—as is.

It is crucial for the City of Pomona to ensure transparency and accountability regarding how many landlords are operating within city limits.

Please vote YES to pass:

Ordinance #4359 (Permanent Rent Stabilization Ordinance)

The Rental Registry

Resolution No. 2025-124 – Amending the FY 2025-26 Operating Budget to appropriate \$82,000 from General Fund reserves for Rental Registry software.

Sincerely,

Patricia Mendoza

--

Patricia Mendoza
Statewide Online to Offline Organizer
Alliance of Californians for Community Empowerment (ACCE)

Robles, Diana

From: Sandra
Sent: Monday, October 20, 2025 1:12 PM
To: Scott, Anita; City Clerk
Subject: I VOTE YES ON ORDINANCE #4359 PERMANENT RENT STABILIZATION ORDINANCE

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Pomona Mayor and Council Member,
My name is Sandra Avila I am a tenant in the city of Pomona and urge you to keep the amended Permanent Rent Stabilization Ordinance along with the Rental Registry. It is very important for the City of Pomona to have accountability of how many landlords are doing business in our city! Please VOTE YES TO PASS ORDINANCE #4359 AS IS ALONG WITH THE RENTAL REGISTRY.
Sincerely , Sandra Avila

Pomona resident & tenant

Sent from my iPhone

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:20 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: Queenie Lam
Sent: Friday, October 17, 2025 3:11 PM
To: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Cc: Queenie Lam
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor, council members, city attorney, city manager, city clerks:

I have owned properties in Pomona for over 12 years. I invited you to talk to my current tenants-most of them occupied in these properties over 7 years. Most of them I have not raised rent in the past 3 years plus, and the rent I charged is well below market. I kept the properties in decent conditions and pay all license annually.

With your new proposed rent control ordinances, I have to consider increase rent every single years to keep up with increased property tax and high insurance costs. If we need to sell the property or take back for personal reasons, it's not fair that land provider have to pay costly relocation costs. It's already expensive to get rental license in the city, and the increase in the fees will only impact the end user(renters). It's unnecessary to require land providers to provide all the details of renter data, it creates too much work and cost for both us and the city. I always feel uncomfortable dealing with the city of pomona, it's not business friendly perhaps that's how you want to present it. At this point, I am very hesitant to keep owning rentals in the city, if that's your purpose, you definitely succeed. This will greatly discouraged people to own properties in the city, hence property values will be in decline in a quick pace. The city of Pomona should rely on California tenat protection legistration AB1482 and use cost savings for rental assistance to people who deserving it.

It is important all of our voice gets heard, as a democratic country as the entire world looked up, no law should be created based on city authorities, I am certain none of us want to live under dictatorship.

Thank you...
Lam family

Thank you! Have a great day... ☺

the Lam family,

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:17 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC
City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710

-----Original Message-----

From: Julie Mestas
Sent: Monday, October 20, 2025 11:17 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; sylvustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm at Tenant here in Pomona and I am against this rental registry!!! I don't want government in my business!!!
Thank you,
Nicholas Warren
Sent from my iPhone

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:17 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC
City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710

-----Original Message-----

From: Julie Mestas
Sent: Monday, October 20, 2025 11:21 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council Members,

VOTE NO on this rental registry!!! Enough money has been wasted by the City!!! I don't want government in my business, nor do I want to pay any more fees!!! Rents, utilities, food and life are expensive enough without MORE costs!!! I'm against Ordinance 4359!!!

Jason Warren

Sent from my iPhone

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:17 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC
City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710

-----Original Message-----

From: Julie Mestas
Sent: Monday, October 20, 2025 11:22 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,
I'm against Ordinance 4359!!! I don't want government in MY business!!!
Thank you,
Julie Mestas
Sent from my iPhone

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:17 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC
City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710

-----Original Message-----

From: Julie Mestas
Sent: Monday, October 20, 2025 11:24 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am against ordinance 4359.
Thank you,
Judy Bredenkamp
Sent from my iPhone

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:16 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC
City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710

-----Original Message-----

From: Julie Mestas
Sent: Monday, October 20, 2025 11:26 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; sylvustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,
My name is Cecilia Martinez and I am against ordinance 4359!!!
Thank you,
Cecilia Martinez
Sent from my iPhone

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:16 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC
City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710

-----Original Message-----

From: Julie Mestas
Sent: Monday, October 20, 2025 11:26 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomnaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,
I am against ordinance 4359!!!
Thank you,
Sergio Martinez
Sent from my iPhone

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:16 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: David Speidel
Sent: Monday, October 20, 2025 11:30 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Nora Zulema Garcia <nora.z.garcia@gmail.com>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia (BBK Law) <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

HIS ORDINANCE DOES NOT PROTECT RENTERS—IT BURDENS THEM. If adopted, it will guarantee a 5 percent annual rent increase for every renter in Pomona. Someone paying \$2,000 per month now, in 2 years, will be paying \$2,205 PLUS ½ the cost of an unnecessary Rent Registry fee.

CALIFORNIA'S TENANT PROTECTION ACT OF 2019 (AB 1482) already provides strong renter safeguards—limiting rent increases and ensuring relocation assistance—**all at no cost to tenants, property owners, or the City of Pomona.** There is simply no justification for creating a costly and redundant local ordinance.

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:16 PM
To: Robles, Diana
Subject: FW: VOTE+NO+ON+ORDINANCE+4359!++DON'T+BANKRUPT+POMONA!

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: Reyes Inc
Sent: Monday, October 20, 2025 11:51 AM
To: Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Nora Zulema Garcia <nora.z.garcia@gmail.com>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; sylvastro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>
Cc: Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>
Subject: VOTE+NO+ON+ORDINANCE+4359!++DON'T+BANKRUPT+POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I help my elderly mom with her rental. She has a home in Pomona and has been in resident since the 60's. She is completely against Pomona rent control. I am urging you not to pass this ordinance

THERE IS NO CREDIBLE, VERIFIABLE EVIDENCE OR DATA to support the Findings and Purpose section of the proposed Rent Stabilization and Eviction Control Ordinance or the two existing urgency rent stabilization ordinances. Even the City's own Housing Authority has cannot produce any data justifying the need for these measures.

THIS ORDINANCE DOES NOT PROTECT RENTERS—IT BURDENS THEM. If adopted, it will guarantee a 5 percent annual rent increase for every renter in Pomona. Someone paying \$2,000 per month now, in 2 years, will be paying \$2,205 PLUS ½ the cost of an unnecessary Rent Registry fee.

CALIFORNIA'S TENANT PROTECTION ACT OF 2019 (AB 1482) already provides strong renter safeguards—limiting rent increases and ensuring relocation assistance—all at no cost to tenants, property owners, or the City of Pomona. There is simply no justification for creating a costly and redundant local ordinance.

POMONA HAS PAID MORE THAN \$700,000 TO JUST 2 CONSULTANTS. After countless hours of meetings, presentations, and studies, the City has nothing to show for it....no verified data, no meaningful analysis, and most importantly no demonstrated need for this ordinance.

POMONA IS NEARLY BROKE. The City's 2025–2026 budget is already out of balance by \$5.5 million, Measure Y remains unfunded, and cost increases of a new LA County Fire contract will further deepen the deficit.

THE REAL REASON OF THIS ORDINANCE is that it is project to increase general fund revenue by as much as \$3.2 million annually from rental registry fees collected from landlords and tenants. The council is not interested in protecting renters, only interested in increased general fund revenues.

Thank you!

Robles, Diana

From: Butler, Rosalia
Sent: Monday, October 20, 2025 12:11 PM
To: Robles, Diana
Subject: FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

Rosalia A. Butler, MMC

City Clerk
City of Pomona
505 S. Garey Avenue
Pomona, CA 91769
Phone: (909) 620-2341
Fax: (909) 620-3710



From: Su Viswanathan
Sent: Monday, October 20, 2025 12:06 PM
To: Martin, Debra <Debra.Martin@pomonaca.gov>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>
Subject: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

THERE IS NO CREDIBLE, VERIFIABLE EVIDENCE OR DATA to support the *Findings and Purpose* section of the proposed Rent Stabilization and Eviction Control Ordinance or the two existing urgency rent stabilization ordinances. Even the City's own Housing Authority has cannot produce any data justifying the need for these measures.

THIS ORDINANCE DOES NOT PROTECT RENTERS—IT BURDENS THEM. If adopted, it will guarantee a 5 percent annual rent increase for every renter in Pomona. Someone paying \$2,000 per month now, in 2 years, will be paying \$2,205 PLUS ½ the cost of an unnecessary Rent Registry fee.

CALIFORNIA'S TENANT PROTECTION ACT OF 2019 (AB 1482) already provides strong renter safeguards—limiting rent increases and ensuring relocation assistance—**all at no cost to tenants, property owners, or the City of Pomona.** There is simply no justification for creating a costly and redundant local ordinance.

POMONA HAS PAID MORE THAN \$700,000 TO JUST 2 CONSULTANTS. After countless hours of meetings, presentations, and studies, the City has nothing to show for it....no verified data, no meaningful analysis, and most importantly no demonstrated need for this ordinance.

THERE IS NO CREDIBLE, VERIFIABLE EVIDENCE OR DATA to support the *Findings and Purpose* section of the proposed Rent Stabilization and Eviction Control Ordinance or the two existing urgency rent stabilization ordinances. Even the City's own Housing Authority has cannot produce any data justifying the need for these measures.

THIS ORDINANCE DOES NOT PROTECT RENTERS—IT BURDENS THEM. If adopted, it will guarantee a 5 percent annual rent increase for every renter in Pomona. Someone paying \$2,000 per month now, in 2 years, will be paying \$2,205 PLUS ½ the cost of an unnecessary Rent Registry fee.

CALIFORNIA'S TENANT PROTECTION ACT OF 2019 (AB 1482) already provides strong renter safeguards—limiting rent increases and ensuring relocation assistance—**all at no cost to tenants, property owners, or the City of Pomona.** There is simply no justification for creating a costly and redundant local ordinance.

POMONA HAS PAID MORE THAN \$700,000 TO JUST 2 CONSULTANTS. After countless hours of meetings, presentations, and studies, the City has nothing to show for it....no verified data, no meaningful analysis, and most importantly no demonstrated need for this ordinance.

Su
"Carpe Diem"

Robles, Diana

From: Alfred Twu
Sent: Monday, October 20, 2025 11:50 AM
To: City Clerk; Scott, Anita
Subject: Please vote Yes on Rent Stabilization Ordinance 4359

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

Please vote Yes on Ordinance 4359 as is, along with the Rental Registry and the resolution 2025-124 to allocate \$82,000 from the General Fund for rental registry software.

A Rental Registry would both make sure all landlords doing business in Pomona follow the law, and provide data on housing costs in the city.

the tenants in the city of Pomona and urge you to keep the amended Permanent Rent Stabilization Ordinance along with the Rental Registry as is! It is very important for the City of Pomona to have accountability of how many landlords are doing business in the city of Pomona!

Thank you
Alfred Twu

--
~~~ ~~~



**Robles, Diana**

---

**From:** Sunny SOON  
**Sent:** Monday, October 20, 2025 11:00 AM  
**To:** City Clerk  
**Subject:** Ordinance #4359

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

I am writing to show my full support for YES on ordinance #4359. We must protect rent stabilization and all Pomona residents must have access to fair housing! No one should have to worry about stabilized housing! Housing is a human right!

**Shadiyah Omar**

Evolve Revolutionary Access - Founder  
Alkebulan Garden Project Co-Curator

**Robles, Diana**

---

**From:** Butler, Rosalia  
**Sent:** Monday, October 20, 2025 10:58 AM  
**To:** Robles, Diana  
**Subject:** FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

For minutes

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** summer girl  
**Sent:** Friday, October 17, 2025 9:39 PM  
**To:** Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; victor.preciado@pomonaca.gov; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>  
**Cc:** Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>  
**Subject:** VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: City Council and all officials voting

From: A resident, business owner, and housing provider of a single family home in Pomona

Please ....

**VOTE NO ON ORDINANCE 4359**

**Thank you**

**Robles, Diana**

---

**From:** Butler, Rosalia  
**Sent:** Monday, October 20, 2025 10:58 AM  
**To:** Robles, Diana  
**Subject:** FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

For minutes

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Oo Family Trust  
**Sent:** Saturday, October 18, 2025 8:55 AM  
**To:** Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; nora.z.garcia@gmail.com; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; sylvustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>  
**Cc:** anita.scott@pomonaca.go; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>  
**Subject:** VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

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Dear Sir and Madam,

As housing providers in Pomona, we strongly urge you to vote NO on Ordinance 4359. While well-intentioned, this measure will inadvertently exacerbate the housing crisis and increase costs for both landlords and tenants.

We own and manage properties across multiple cities and have firsthand experience in the housing industry. Passing this ordinance would be a grave mistake with far-reaching negative consequences.

Thank you for considering our perspective.

Sincerely,

James Oo



**Robles, Diana**

---

**From:** Butler, Rosalia  
**Sent:** Monday, October 20, 2025 10:58 AM  
**To:** Robles, Diana  
**Subject:** FW: VOTE+NO+ON+ORDINANCE+4359!++DON'T+BANKRUPT+POMONA!

For minutes

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Nancy c  
**Sent:** Saturday, October 18, 2025 3:09 PM  
**To:** Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Nora Zulema Garcia <nora.z.garcia@gmail.com>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; sylvestro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>  
**Cc:** Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>  
**Subject:** VOTE+NO+ON+ORDINANCE+4359!++DON'T+BANKRUPT+POMONA!

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have an ordinance. We don't need another reason for HDL to be City of Pomona's Revenue Department.

Nancy Cooney

**Robles, Diana**

---

**From:** Butler, Rosalia  
**Sent:** Monday, October 20, 2025 10:57 AM  
**To:** Robles, Diana  
**Subject:** FW: DON'T PUT MY RENTAL INFORMATION IN YOUR BASE! NO on 4359.

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Crystal Mousser  
**Sent:** Saturday, October 18, 2025 5:17 PM  
**To:** Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Nora Zulema Garcia <nora.z.garcia@gmail.com>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>  
**Cc:** Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>  
**Subject:** DON'T PUT MY RENTAL INFORMATION IN YOUR BASE! NO on 4359.

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pomona Officials,

I am a Pomona renter and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely,  
Crystal Martin

**Robles, Diana**

---

**From:** Butler, Rosalia  
**Sent:** Monday, October 20, 2025 10:54 AM  
**To:** Robles, Diana  
**Subject:** FW: I VOTE YES ON ORDINANCE #4359 PERMANENT RENT STABILIZATION ORDINANCE

*Rosalia A. Butler, MMC*

City Clerk,  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Gabby Flores  
**Sent:** Monday, October 20, 2025 9:42 AM  
**To:** City Clerk <CityClerk@pomona.gov>  
**Cc:** pomonaunitedforstablehousing@gmail.com  
**Subject:** I VOTE YES ON ORDINANCE #4359 PERMANENT RENT STABILIZATION ORDINANCE

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Pomona Mayor and Council Member,

My name is Gabby Flores, I am a tenant in the city of Pomona and urge you to keep the amended Permanent Rent Stabilization Ordinance along with the Rental Registry. It is very important for the City of Pomona to have accountability of how many landlords are doing business in our city! Please VOTE YES TO PASS ORDINANCE #4359 AS IS ALONG WITH THE RENTAL REGISTRY.

Sincerely,

Gabby Flores

## Robles, Diana

---

**From:** Butler, Rosalia  
**Sent:** Monday, October 20, 2025 10:53 AM  
**To:** Robles, Diana  
**Subject:** FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Harrison Smalley  
**Sent:** Monday, October 20, 2025 9:52 AM  
**To:** Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Nora Zulema Garcia <nora.z.garcia@gmail.com>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>  
**Cc:** Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>  
**Subject:** VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

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To All!!

I'm a residential property manager for 45 years. At one time i managed over 200 units in Pomona.

One problem with this and even AB1489 is the automatic 5% rent increase designed to head off unreasonable larger rent increases. But, in reality we have gone thru many periods of 5+ years with no increases possible due to the economy. So, owners will take the 5% in perpetuity resulting in enormous rents in 10 years. This will cause tenants to look to other cities to move, and owners left with vacant units.

AB1489 takes care of tenants. If Pomona has financial problems it will not be solved with this program which will costs more in salaries and inspections than the income.



--

Thank you.

Harrison K. Smalley, President  
Landview Properties, Inc.

## Robles, Diana

---

**From:** Butler, Rosalia  
**Sent:** Monday, October 20, 2025 10:52 AM  
**To:** Robles, Diana  
**Subject:** FW: VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

For minutes.

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** James Liu  
**Sent:** Monday, October 20, 2025 10:49 AM  
**To:** Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Nora Zulema Garcia <nora.z.garcia@gmail.com>; Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; svlustro@gmail.com; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>  
**Cc:** Scott, Anita <Anita.Scott@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>  
**Subject:** VOTE NO ON ORDINANCE 4359! DON'T BANKRUPT POMONA!

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pomona City Council  
505 S. Garey Avenue  
Pomona, CA 91766

October 20, 2025

Subject: Opposition to Pomona's Rent Stabilization and Eviction Control Ordinance

Dear Honorable Members of the Pomona City Council,  
I am writing to express my strong opposition to the Rent Stabilization and Eviction Control Ordinance, both in its current temporary form (Ordinance 4320, as amended by Ordinance 4329) and the proposed permanent version set to take effect on January 1, 2026. While I understand the intent to protect tenants from rising housing costs, I respectfully submit that this ordinance imposes undue burdens on property owners, risks reducing the availability of rental housing, and fails to

address the root causes of Pomona's housing challenges. Below, I outline several concerns that warrant reconsideration of this policy.

### **1. Financial Strain on Small Landlords**

The ordinance's strict rent increase caps—currently the lesser of 4% or the Consumer Price Index (CPI) and 5% under the permanent version—do not adequately account for the rising costs of property maintenance, taxes, insurance, and utilities. For small landlords, who often own one or two multifamily properties, these costs frequently outpace the allowed rent increases. For example, property taxes in California can rise by up to 2% annually under Proposition 13, while maintenance costs (e.g., plumbing, roofing, or compliance with new city inspection programs) often increase at a higher rate. Limiting rent increases to 5% or less prevents landlords from covering these expenses, effectively reducing their ability to maintain safe, quality housing. This could lead to deferred maintenance, deteriorating property conditions, and ultimately a decline in the quality of rental housing available to tenants—the very group the ordinance aims to protect.

### **2. Disincentive for Housing Investment**

Pomona's ordinance discourages investment in rental housing by reducing the financial viability of owning and operating rental properties. The combination of rent caps and stringent eviction controls, including mandatory relocation assistance payments, increases the financial risk for landlords. For instance, the requirement to pay one month's rent (or more for certain tenants) for no-fault evictions, such as owner move-ins or substantial remodels, imposes a significant cost that may deter property owners from upgrading aging units or re-entering the rental market. According to a 2023 study by the California Apartment Association, rent control policies in other California cities have led to a measurable reduction in new rental housing construction and conversions of rentals to condominiums or owner-occupied units. In Pomona, where housing supply is already strained, this ordinance risks exacerbating the shortage by incentivizing landlords to sell properties or exit the rental market entirely.

### **3. Unintended Consequences for Tenants**

While the ordinance aims to protect tenants, it may inadvertently harm the very population it seeks to help. By capping rent increases, the ordinance reduces the incentive for landlords to maintain or improve properties, potentially leading to substandard living conditions. Additionally, as seen in other rent-controlled jurisdictions like San Francisco and Los Angeles, landlords may become more selective in choosing tenants, favoring those with higher credit scores or incomes to minimize financial risk. This could make it harder for low-income or marginalized renters to secure housing. Furthermore, the ordinance's eviction controls, while well-intentioned, may discourage landlords from renting to higher-risk tenants, further limiting access to housing for vulnerable populations.

### **4. Failure to Address Root Causes**

The ordinance addresses symptoms of Pomona's housing crisis—high rents and displacement—without tackling underlying issues such as insufficient housing supply and zoning restrictions. California's housing shortage is driven by decades of underbuilding, with the state needing an estimated 1.8 million additional units to meet demand, according to the California Department of Housing and Community Development. Rather than imposing restrictive regulations on landlords, the City Council should prioritize policies that encourage new housing development, streamline permitting processes, and reduce barriers to constructing affordable units. Rent control, as a standalone measure, does not increase housing availability and may deter developers from investing in Pomona, perpetuating the cycle of scarcity and high costs.

### **5. Administrative and Economic Burdens**

The ordinance introduces significant administrative requirements, such as landlord registration with the city's Rent Stabilization Program and compliance with a forthcoming rental inspection program. These requirements, while aimed at ensuring accountability, impose additional costs on landlords, particularly small property owners who lack the resources to navigate complex regulations. The fees associated with registration and inspections, combined with capped rental income, further erode landlords' ability to operate profitably. Moreover, the city's resources may be strained by the need to enforce the ordinance, process tenant petitions, and mediate disputes, diverting funds from other critical services like infrastructure or public safety.

### **Proposed Alternatives**

Instead of relying on rent stabilization and eviction controls, I urge the City Council to consider alternative approaches that balance tenant protections with the needs of property owners and the broader housing market:

- **Incentivize Housing Development:** Streamline zoning and permitting to encourage the construction of new rental units, including affordable housing.
- **Targeted Tenant Assistance:** Expand subsidies or vouchers for low-income renters, similar to Section 8, to directly support those most affected by rising rents.
- **Tax Relief for Landlords:** Offer property tax exemptions or credits for landlords who maintain affordable rents or invest in property improvements.
- **Flexible Rent Caps:** Align rent increase limits with actual cost increases (e.g., a cap tied to CPI plus a margin for maintenance), ensuring landlords can cover expenses without undue tenant burden.

## Conclusion

While the intent behind Pomona's Rent Stabilization and Eviction Control Ordinance is commendable, its current and proposed forms place an unfair burden on landlords, discourage investment in rental housing, and fail to address the root causes of the city's housing crisis, I respectfully request that the City Council reconsider the ordinance and explore alternative solutions that promote a balanced, sustainable housing market for all Pomona residents. I am happy to engage further in discussions or public hearings to find workable solutions that benefit both tenants and property owners.

Thank you for your time and consideration.

Sincerely,

James Liu

Property Owner

**Robles, Diana**

---

**From:** Gabby Flores  
**Sent:** Monday, October 20, 2025 9:42 AM  
**To:** City Clerk  
**Cc:** pomonaunitedforstablehousing@gmail.com  
**Subject:** I VOTE YES ON ORDINANCE #4359 PERMANENT RENT STABILIZATION ORDINANCE

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Pomona Mayor and Council Member,

My name is Gabby Flores, I am a tenant in the city of Pomona and urge you to keep the amended Permanent Rent Stabilization Ordinance along with the Rental Registry. It is very important for the City of Pomona to have accountability of how many landlords are doing business in our city! Please VOTE YES TO PASS ORDINANCE #4359 AS IS ALONG WITH THE RENTAL REGISTRY.

Sincerely,

Gabby Flores

**Robles, Diana**

---

**From:** ahernandez  
**Sent:** Monday, October 20, 2025 7:28 AM  
**To:** City Clerk; Scott, Anita; pomonaunitedforstablehousing@gmail.com  
**Subject:** I VOTE YES ON ORDINANCE #4359 PERMANENT RENT STABILIZATION ORDINANCE

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Pomona Mayor and Council Member,

My name is Ashley, I am a tenant in the city of Pomona and urge you to keep the amended Permanent Rent Stabilization Ordinance along with the Rental Registry. It is very important for the City of Pomona to have accountability of how many landlords are doing business in our city! Please VOTE YES TO PASS ORDINANCE #4359 AS IS ALONG WITH THE RENTAL REGISTRY.

Sincerely,  
Ashley H.

## Robles, Diana

---

**From:** Butler, Rosalia  
**Sent:** Wednesday, October 8, 2025 2:33 PM  
**To:** Robles, Diana  
**Subject:** FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** sonnguyen22013@gmail.com  
**Sent:** Tuesday, October 7, 2025 3:48 PM  
**To:** Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>  
**Subject:** DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pomona Officials,

I am a Pomona renter, and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely,  
Son Nguyen

## Robles, Diana

---

**From:** Butler, Rosalia  
**Sent:** Wednesday, October 8, 2025 2:32 PM  
**To:** Robles, Diana  
**Subject:** FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Fernando Romero  
**Sent:** Tuesday, October 7, 2025 3:56 PM  
**To:** Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>  
**Subject:** DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pomona Officials,  
I am a Pomona renter, and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.  
Please vote NO on Ordinance 4359.  
Sincerely,  
Fernando Romero

NO on Ordinance 4359

--  
Fernando Romero



**Robles, Diana**

---

**From:** Butler, Rosalia  
**Sent:** Wednesday, October 8, 2025 2:32 PM  
**To:** Robles, Diana  
**Subject:** FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Fernando Romero  
**Sent:** Tuesday, October 7, 2025 3:54 PM  
**To:** Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>  
**Subject:** DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY NO ON 4359

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pomona Officials,  
I am a Pomona renter, and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.  
Please vote NO on Ordinance 4359.  
Sincerely,

--  
Fernando Romero

## Robles, Diana

---

**From:** Butler, Rosalia  
**Sent:** Wednesday, October 8, 2025 2:32 PM  
**To:** Robles, Diana  
**Subject:** FW: Please don't be on the WRONG side of HISTORY

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** David Legters  
**Sent:** Tuesday, October 7, 2025 4:38 PM  
**To:** Ontiveros-Cole, Elizabeth <Elizabeth.Ontiveros-Cole@pomonaca.gov>; Martin, Debra <Debra.Martin@pomonaca.gov>; Canales, Lorraine <Lorraine.Canales@pomonaca.gov>; Garcia, Nora <Nora.Garcia@pomonaca.gov>; Lustro, Steve <Steve.Lustro@pomonaca.gov>; Sandoval, Tim <Tim.Sandoval@pomonaca.gov>; Preciado, Victor <Victor.Preciado@pomonaca.gov>; Scott, Anita <Anita.Scott@pomonaca.gov>; Butler, Rosalia <Rosalia.Butler@pomonaca.gov>  
**Subject:** Please don't be on the WRONG side of HISTORY

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am not sure how much **study** you all have put into **this question of rent control**, or if you all are going on emotion.

Emotion could be telling you that there are people in this city having a difficult time paying their rent, and that the most likely culprit is **the person who provides housing in this city**. But that is not true. We are not the culprits.

The art of economics consists in looking not merely at the immediate effects, but at the **longer-range effects of any act or policy**; not merely for one group but for all groups.

Any responsible governing body should investigate what the possible consequences there will be. **HAVE YOU DONE THAT?** I think that if you did, you would realize that the long-term consequences are **disastrous and you would vote NO on continuing any rent control**, or rent stabilization ordinances.

The injustice imposed on landlords is flagrant. They are forced to subsidize the rents paid by their tenants, often at the cost of great net losses to themselves.

Furthermore rent control does not give the maximum help to those it is intended to help. The basic problem with rent control is well-known: A broad cap on rent increases means that many middle-class and even upper-middle-class renters get reduced rents because of the legislation, and the proportion of benefits that go to low-income households who are the ostensible beneficiaries is low.

This rent control ordinance was based on an "emergency declaration" that no longer exists, if it ever did. Since there is no more emergency, there should be no more rent control. In an old Supreme Court ruling it was stated that emergency powers of Congress were limited by the continued presence of an actual emergency. A legislature cannot simply say "emergency" and abridge fundamental property rights.: "The Supreme Court has held that even minor interference with the right to exclude and other fundamental attributes of ownership are per se takings that always require the government compensate affected owners. In those cases, the purpose behind the offending regulation is irrelevant.

**Rent control violates the rights of property owners under the 5<sup>th</sup> amendment of the constitution of the United States.** Rent control is a taking without compensation, not only of revenue, but of value. When the Supreme Court eventually rules on this, which I believe they will, **what damages will be owed by the city of Pomona to its property owners?** When the government doesn't physically take land but rather passes regulations that greatly undermine traditional property rights, it's possible that such regulations can be a "regulatory taking" under the Fifth Amendment's Takings Clause, **meaning just compensation is owed to the property owner.**

For those of you who appreciate the constitution of the US, and the concept of free enterprise and market-based economies, you should see that this is morally wrong.

**But yet another test of right or wrong** would be to put yourself in the position of a property owner in Pomona and ask yourself, would you like this to be happening to you? Would you want to be part of a targeted group of people mandated to suffer economically in order to support another group of people, some of whom really don't need support at all!

I have an employee, and many sub-contractors who have families and they depend on the work that I give them. If I need to cut back, they will suffer.

Another factor, rent control will cause the properties of this city to become in a state of disrepair and unsightly

Rent control will eventually cause the values of the property in Pomona to decrease, **diminishing the amount of property tax revenue** that the city receives, and will affect the value and desirability of the city. And most likely other properties in the city will lose value as well, because of the depressed conditions that rent control will create.

**Rent control is a silly and counter-productive idea.**

Rent control almost guarantees a rent increase to tenants when there may not of been, because the % amounts are not cumulative. An owner needs to take it when he can since **government meddling causes future uncertainty.**

**Why do economists hate rent control?** Because rent control is a price control, and price controls artificially distort well-functioning markets, resulting in a mismatch between supply and demand and the creation of the dreaded dead weight loss triangle all budding economists learn about. **Rent control is an imperfect tool for stabilizing communities** because it

is not specifically targeted to help people of color, low-income households or other disadvantaged populations; the people who benefit most are those who have been in their rental units the longest, not necessarily those who need the most help.

**Do you know that the cities in California with the lowest rent DON'T HAVE RENT CONTROL??**

**Some things to think about - PLEASE, PLEASE, PLEASE**

**Sincerely,  
David Legters  
Legters Management Company  
Since 1947 in the City of Pomona**

## Robles, Diana

---

**From:** Butler, Rosalia  
**Sent:** Wednesday, October 8, 2025 2:31 PM  
**To:** Robles, Diana  
**Subject:** FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Evonne Williams  
**Sent:** Tuesday, October 7, 2025 5:10 PM  
**To:** Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>  
**Subject:** DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

**CAUTION:** This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Pomona Officials,

I am a Pomona renter and I do not want my landlord supplying the city with private details about my home, the number of people living in it, or the rent I pay. That is private information and none of the City's business. Please make this message part of the public record.

Please vote NO on Ordinance 4359.

Sincerely,

Evonne Williams

**Robles, Diana**

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**From:** Butler, Rosalia  
**Sent:** Wednesday, October 8, 2025 2:31 PM  
**To:** Robles, Diana  
**Subject:** FW: DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

*Rosalia A. Butler, MMC*

City Clerk  
City of Pomona  
505 S. Garey Avenue  
Pomona, CA 91769  
Phone: (909) 620-2341  
Fax: (909) 620-3710



**From:** Hilda Payne  
**Sent:** Tuesday, October 7, 2025 6:05 PM  
**To:** Butler, Rosalia <Rosalia.Butler@pomonaca.gov>; Carvalho, Sonia {BBK Law} <Sonia.Carvalho@bbklaw.com>; Scott, Anita <Anita.Scott@pomonaca.gov>  
**Subject:** DON'T PUT MY PERSONAL INFORMATION IN A RENT REGISTRY

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Hilda Lopez