



ATTACHMENT No. 2

Rent Stabilization Ordinance Update and Next Steps

November 3, 2025



Purpose

Purpose: Present the Amended Rent Stabilization Ordinance

Objective:

- Review key amendments incorporated into the draft ordinance
- Receive input and confirmation from a majority of Council to proceed with a Second Reading for adoption



Background

August 1, 2022

City of Pomona adopts
Urgency Ordinance 4320

August 14, 2023

First Study Session
held by the City

November 18, 2024

City Council Meeting
discussion

June 16, 2025

First Reading of
Amended Ordinance

April 17, 2023

Amended Ordinance
4329 is adopted

August 7, 2024

Second Study Session
held by the City

February 24, 2025

City Council Meeting
discussion

October 20, 2025

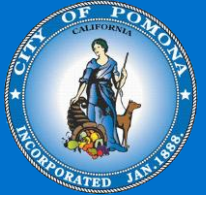
Second Reading with Council
Direction for Revisions



Background

At the February 24, 2025 Meeting, City Council Directed Staff to:

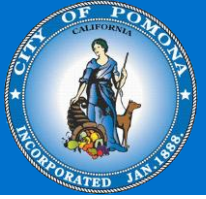
- Establish a local rent cap program with a 6% annual cap
- Implement a rental registry with limited or no personally identifiable information
- Include just cause eviction protections, including relocation benefits to tenants, informed by a market study
- Provide access to mediation services
- Identify a Rental Hearing Officer to administer disputes
- Commit to Phase II: Rental Inspection Program implementation



Background

At the June 16, 2025 Meeting, City Council Directed Staff to:

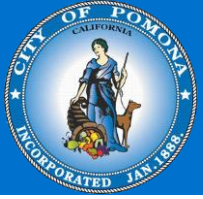
- Establish a local rent cap program with a 5% annual cap instead of 6%
- Council directed staff to provide a report on the progress and impact of the Rent Stabilization measures within 12 months of the ordinance's effective date.



Background

At the October 20, 2025 Meeting, City Council Directed Staff to:

- Bring back the Amended Ordinance without the rental registry requirement
- Detail current funds to help support rent stabilization program administration



Program Structure and Coverage

Key Updates:

- 5% Annual Rent Cap: Aligns with Council's direction to establish a local rent stabilization standard
- Clarified Exemptions: Clarifies which units are exempt and outlines the process for claiming exemptions



Tenant Protection Measures

Key Updates:

- Relocation Assistance: Amounts to be set by City Council resolution, providing flexibility to adjust over time
- Relocation Study: A study will be conducted to inform Pomona-specific relocation assistance amounts
- Mediation Program: A dispute resolution process will be available to help landlords and tenants resolve issues without formal petitions or legal action



Petition and Hearing Process

Key Updates:

- Petition & Hearing Procedures Clarified: Streamlines timelines, documentation requirements, and responsibilities for both tenant and landlord petitions, including hearing officer duties and scheduling
- Expanded Tenant Petitions: Allows tenants to file petitions for a broader range of issues
- Capital Improvement Petitions: Separated out from the general landlord petition to provide clearer guidance for landlords requesting relief to recoup costs for capital improvements



Administrative Improvements

Key Updates:

- **Submission Flexibility:** Required materials, such as notices, may now be submitted via email or mail, enhancing accessibility and reducing administrative burden
- **Improved Terminology and Formatting:** Language and timelines throughout the ordinance have been refined for clarity, consistency, and ease of interpretation by the public and staff



Financial Impact

Key Updates:

- Total estimated \$3.0 million cost over the next three years to fund the Rent Stabilization program
- The funding from the American Rescue Plan (ARP) will expire on December 31, 2026
- Starting in January 2027, there are no identified funding sources to support the rent stabilization program
- If ordinance approved, there will be an additional \$1.8 million impact to the General Fund between FY 2026-2027 and FY 2027-2028



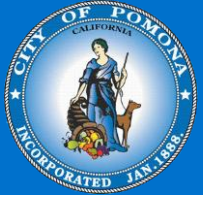
Next Steps

Legislative Milestones

- First Reading held tonight
- If approved, Second Reading in December of 2025
- Ordinance effective January 1, 2026 and shall remain in effect only until December 31, 2026

Implementation Planning Underway

- Relocation Assistance Study to inform City Council resolution
- Coordinate staffing and develop implementation roadmap
- Development of forms and administrative regulations



QUESTIONS?