



CITY OF POMONA

COUNCIL REPORT

February 2, 2026

To: Honorable Mayor and Members of the City Council

From: Anita D. Scott, City Manager

Submitted By: Beverly Johnson, Neighborhood Services Director

SUBJECT: APPROVAL OF A RENT STABILIZATION RELOCATION ASSISTANCE POLICY

RECOMMENDATION:

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2026-14 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE APPROVAL OF UNIT-SIZE SCHEDULE RELOCATION ASSISTANCE POLICY; and

- 2) Receive and file the Relocation Assistance Study that was prepared by RSG, Inc., dated September 2025.

EXECUTIVE SUMMARY:

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, permanent removal from the rental market). Adoption of a resolution 2026-14 will clarify relocation assistance standards and ensure Pomona's policy reflects local costs and best practices. The urgency ordinances modeled assistance amounts after peer cities for initial implementation. The City Council directed a Pomona-specific analysis to ensure local needs are met. This action does not alter state or federal relocation obligations, which remain in effect where applicable.

SB1439/GOVERNMENT CODE §84308 APPLICABILITY:

When this box is checked, it indicates the agenda item is subject to the Levine Act SB1439 requirements. Councilmembers are reminded to check their campaign contributions and determine whether they have received a campaign contribution of \$500 or more that would require disclosure and/or recusal from discussing or acting on this agenda item. Campaign contributions of \$500 or more made 1) by any person or entity who is identified in the agenda report as the applicant or

proposer or 2) on behalf of the applicant or participant, including a parent, subsidiary, or otherwise related business entity, or 3) by any person who has a financial interest in the agenda item requires a councilmember to comply with SB1439.

FISCAL IMPACT:

There is no direct fiscal impact to the City, as the obligation to pay relocation assistance remains with landlords.

PREVIOUS RELATED ACTION:

August 1, 2022 – Adoption of Urgency Ordinance No. 4320

Established the City’s initial rent stabilization framework, setting local rent limits and tenant protection measures, including relocation assistance for no-fault evictions.

April 17, 2023 – Adoption of Urgency Ordinance No. 4329

Amended Ordinance 4320 to revise relocation assistance amounts for tenants displaced by no-fault evictions. Established amounts modeled after peer jurisdictions.

August 2023 and August 2024 – Council Study Sessions

Staff and consultants presented program options and best practices, including options related to relocation assistance. These sessions explored approaches used in peer jurisdictions and identified potential models for Pomona.

November 18, 2024 and February 24, 2025 – Council Direction

Council directed staff to conduct a Pomona-specific relocation assistance study to determine payment amounts that reflect local housing costs and tenant needs. This directive initiated the comprehensive analysis presented in the current report.

November 17, 2025 – Second Reading of Amended Ordinance No. 4359

Council approved amended Ordinance No. 4359 specifying that relocation assistance amounts will be established by resolution. The ordinance provides provides flexibility to amend relocation amounts and allows for Council to adopt a revised payment structure based on the study findings. Prior relocation assistance amounts established by Ordinance No. 4329 will remain in effect until any such resolution is adopted.

DISCUSSION:

Study Overview (Attachment No. 2)

The City engaged RSG, Inc. to conduct a detailed study examining relocation assistance needs specific to Pomona. The analysis included local moving costs, comparisons to peer jurisdictions, and considerations for vulnerable tenant groups such as seniors, persons with disabilities, low-income households, and long-term tenants. The study outlines the typical expenses tenants incur when displaced through no-fault evictions. These costs include moving supplies and labor,

application fees, security deposits, utility connection charges, temporary storage, and short-term lodging. By quantifying these categories, the study provides a realistic picture of the financial burden faced by Pomona renters.

Key Findings

The study has the following key findings:

1. Estimated total relocation costs in Pomona range from \$6,515 (1-bedroom) to \$10,269 (3-bedroom).
2. Current Pomona relocation payments for “eligible tenants” (\$6,164–\$8,074) are slightly below actual costs; “qualified tenants” (seniors, disabled, families with children) receive nearly double that amount, which may exceed actual costs.
3. The existing system relies on multiple eligibility categories and varying payment levels, making it difficult for landlords and tenants to understand and comply. This complexity often results in confusion and the need for legal interpretation.
4. Many vulnerable households face greater challenges during relocation, including limited mobility, fixed incomes, and a higher likelihood of being housing cost burdened. Peer jurisdictions typically provide supplemental payments averaging 30% above the base amount for these vulnerable households, a practice the study recommends Pomona consider.

Unit-Size Schedule:

Policy Options

Two primary approaches emerged from the study for revising relocation assistance amounts:

- 1) **Rent-Multiple Model:** Payments would equal three times the tenant’s current monthly rent, aligning assistance with actual current housing costs.
 - a) For example, using HUD Fair Market Rent as a benchmark, a one-bedroom unit would result in a payment of approximately \$6,561.
 - b) This model is widely used in peer jurisdictions and offers simplicity and predictability.
 - c) Supplements for vulnerable households and reductions for small landlords could be incorporated.
- 2) **Unit-Size Schedule:** Payments would be based on fixed amounts tied to unit size, using Pomona-specific cost estimates from the study.
 - a) Proposed amounts: \$6,515 for a 1-bedroom, \$8,444 for a 2-bedroom, and \$10,269 for a 3-bedroom unit.
 - b) Like the rent-multiple models, this approach could include supplemental payments for vulnerable tenants and reduced amounts for small landlords.

Staff recommends adopting the Unit-Size Schedule for relocation assistance, providing fixed payments based on unit size—\$6,515 for a 1-bedroom, \$8,444 for a 2-bedroom, and \$10,269 for a 3-bedroom unit. This approach reflects Pomona-specific housing costs and allows for supplemental payments for vulnerable households and reduced amounts for small landlords.

Advantages of Both Options

Each approach simplifies administration compared to the current framework, aligns with best practices in other cities, and ensures payments reflect local costs.

Relocation Assistance Policy Options (Attachment No. 2)

Table 1 below compares the key features of different methods used to calculate relocation assistance.

Table 1: Policy Options

| | Current Policy | Rent-Multiple Model | Unit-Size Schedule |
|------------------|--|---|---|
| Payment Basis | Tenant category (Eligible vs. Qualified), length of tenancy, income eligibility | 3x tenant's current monthly rent | Fixed amount by bedroom size |
| Example Amounts | Eligible: \$6,164–\$8,074 Qualified: \$12,998–\$15,377 | 1 BR: \$6,561 2 BR: \$8,280 3 BR: \$10,551 | 1 BR: \$6,515 2 BR: \$8,444 3 BR: \$10,269 |
| Benefits | <ul style="list-style-type: none">Strong protections for vulnerable householdsNo change to existing framework | <ul style="list-style-type: none">Simple and easy to calculateAligns with actual housing costsCommon in peer cities | <ul style="list-style-type: none">Transparent and predictableBased on Pomona-specific cost dataEasier to administer |
| Challenges | <ul style="list-style-type: none">Complex and difficult to interpretAmounts don't always match actual costsFrequent need for legal clarification | <ul style="list-style-type: none">Assumes current rent amounts are reasonable | <ul style="list-style-type: none">Doesn't account for rent differencesRequires periodic updates to reflect cost changes |
| Optional Add-ons | Already includes supplements for vulnerable tenants and reduced payments for small landlords | Can include supplements for vulnerable tenants and reductions for small landlords | Can include supplements for vulnerable tenants and reductions for small landlords |

Alternative

As an alternative, provide direction to staff to pursue the Rent-Multiple Model, which calculates relocation assistance as three times the tenant's current monthly rent.

Prepared by:

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ATTACHMENTS:

Attachment No. 1 – Relocation No. 2026-14

Attachment No. 2 – Relocation Assistance Study

Attachment No. 3 – Relocation Assistance Study & Policy Update Presentation