



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 Nora Garcia
Councilmember Debra Martin
Councilmember Victor Preciado
Councilmember Elizabeth Ontiveros-Cole
Councilmember Steve Lustro
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, February 24, 2025

7:00 PM

Council Chambers

CLOSED SESSION

A) PUBLIC EMPLOYEE PERFORMANCE EVALUATION

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

City Attorney
City Clerk
City Manager

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 there was no reportable action.

PLEDGE OF ALLEGIANCE

Councilmember Canales led the pledge of allegiance.

ROLL CALL

Present: Mayor Tim Sandoval
Vice Mayor Nora Garcia
Councilmember Debra Martin
Councilmember Victor Preciado

Councilmember Elizabeth Ontiveros-Cole
Councilmember Steve Lustro
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
Michael Ellis, Pomona Police Chief

MAYOR/COUNCILMEMBER COMMUNICATIONS

Councilmember Preciado reminded everyone of the upcoming District 2 Area Commander meeting.

CITY MANAGER COMMUNICATIONS

City Manager Scott requested to continue Consent Calendar Item No. 17 to a future meeting to allow the addition of another attachment.

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:

Ontson Placide, new executive of Tri-City Mental Health Authority, discussed the various services of Tri-City Mental Health Authority available to the community.

Jimmy Juneja discussed a residential project he has planned and the challenges surrounding the project due to lack of communication from staff.

Jaime Gutierrez requested the City affirm being a sanctuary City, expressed support for housing rights of tenants.

Adan Lara discussed concerns with the soccer fields at Washington Park.

Mayela Yibale discussed concerns with the soccer field at Washington Park.

Bryan Margarita discussed how the champions soccer league in Pomona has had a positive impact on his life, and requested improvements be made at Washington Park.

Escarlet Monroy expressed concerns with the soccer fields at Washington Park.

Isaiah Venegas discussed various safety concerns with the soccer fields at Washington Park.

Rosaura Jimenez-Mireles requested an update on whether the City has looked into the illegal towing activity in Pomona and stated she supported the various community coalitions present at the meeting.

Claudia Bautista expressed support for strengthening protections of immigrant communities in Pomona.

Francisco Ballardo gave an update on the activities of Ted Greene Little League.

Luis Tovar discussed the importance of supporting youth in the community through sports and park activation.

Martha discussed concerns with the federal government's increased raids on immigration populations and requested the City to increase protections for undocumented immigrants in the City.

Destiny Rivera-Gomez requested the City Council to support the ICE out of Pomona Coalition by increasing protections for undocumented immigrants in the City.

Linette Villalpardo requested the City create tangible ways to protect undocumented immigrants in the City.

Vanessa expressed support for increased protections of undocumented immigrants, and for increased tenant protections.

Iris Villalpardo requested the City increase protections of undocumented immigrants.

José Ramos expressed support for the City to increase efforts to protect vulnerable immigrant communities.

Angela Sabrano, representing the Latino/Latina Roundtable, expressed support for the City to increase efforts to defend undocumented immigrants in the community.

Linette Luna expressed support for increased City efforts to defend undocumented immigrant in the community.

Miranda Sheffield requested the City support the sign-on letter from the ICE Out of Pomona Coalition.

Anthony Parrish from Total Restoration Ministries requested the City to continue supporting their community efforts.

The following people submitted non-speaking cards in support of the Champions Soccer League:

Vianka Reclus
Damian Reclus
Brandon Herrera
Matthew Cach
Emilio Cach
Juan Dura
Luis Lara

The following people submitted non-speaking cards to support the ICE Out of Pomona Coalition and their request for the City to defend undocumented immigrant community members:

Gwendolyn Rhinehart	Kai Chen	Madeline Huq	Wilbur Moffitt
Amnthasai Gussenhoven	Riley Thibodeau	Anisa Lopez-Ruiz	Willa Ross
Eder Blanco	Humerto Blanco	Anna Parrott	Gabriela
Martha Urmia	Eduardo Tostado	Mario Suarez	Kevin Olarte
Emely Andreo	Cecilia Cusimano Munio	Shane Alday	Finn McBride
Julianna Piña	Sandra Martinez-Moore	Irene Vilerea	Casea Martin
Cassandra Hernandez	Maria Elena Garcia	Ricardo Herrera	Cindy Rivas
Julie Wheeler	Romualdo S.	Kayo Nguyen	Brianna Argulo
Diana Bemudez	Roberto Herrera	Yasmin Cardone	

Mayor Sandoval shared a few words about the City's past affirmation of SB54, and the City's willingness to collaborate with community groups.

CONSENT CALENDAR

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve the entire Consent Calendar except for Item No. 17 which was continued to a future meeting.

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:

January 27, 2025 Regular Meeting Minutes
February 3, 2025 Regular Meeting Minutes

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve City Council/Housing Authority/Successor Agency to the Redevelopment Agency Meeting Minutes of January 27, 2025 and February 3, 2025.

2. Establishing the Order of Appointment of the Vice-Mayor and Selecting and Designating District 5 Councilmember, Steve Lustro, as Vice-Mayor

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

RESOLUTION NO. 2025-35 - 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 5 COUNCILMEMBER, STEVE LUSTRO, AS VICE-MAYOR

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-35.

3. Approve a Five-Year Sole Source Agreement with NJBSoft, LLC for the SAMS Water Software

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

- 1) Approve a five-year sole source professional services agreement with NJBSoft, LLC (NJBSoft) for the SAMS Water (SAMS) software in the total amount of \$266,902; and,
- 2) Authorize the City Manager, or designee, to execute a five-year agreement with NJBSoft on behalf of the City and any subsequent documents or amendments, subject to approval as to form by the City Attorney.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve a five-year sole source professional services agreement with NJBSoft, LLC (NJBSoft) for the SAMS Water (SAMS) software in the total amount of \$266,902; and, authorize the City Manager, or designee, to execute a five-year agreement with NJBSoft on behalf of the City and any subsequent documents or amendments, subject to approval as to form by the City Attorney.

4. Amend the Fiscal Year 2024-25 Operating and Capital Improvement Program Budgets by Appropriating \$5,950 from General Fund Salary Savings to "Skate Park at Kennedy Park," Project No. 428-2590-XXXXX-71102

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

RESOLUTION NO. 2025-18 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FISCAL YEAR 2024-25 OPERATING BUDGET BY UNAPPROPRIATING \$5,950 OF GENERAL FUND PARKS AND LANDSCAPE MAINTENANCE SALARY SAVINGS AND AMENDING THE CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY APPROPRIATING THIS \$5,950 FROM SALARY SAVINGS TO "SKATE PARK AT KENNEDY PARK," PROJECT NO. 428-2590-XXXXX-71102

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-18.

5. Adopt a Resolution Authorizing the Acceptance of Two Continuum of Care Grant Awards from the Department of Housing and Urban Development (HUD), Amend the FY 2024-25 Operating Budget, and Award a Professional Services Agreement to Volunteers of America of Los Angeles (VOALA)

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-20 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF TWO CONTINUUM OF CARE GRANT AWARDS FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TOTALING \$3,364,026, AMEND THE FY 2024-25 OPERATING BUDGET TO INCREASE REVENUE ESTIMATES AND APPROPRIATIONS BY \$822,481

- 2) Authorize the City Manager to execute all agreements, amendments and any other documentation requested for acceptance of the award, subject to approval as to form by the City Attorney.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-20; and authorize the City Manager to execute all agreements, amendments and any other documentation requested for acceptance of the award, subject to approval as to form by the City Attorney.

6. 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 \$500,872 to Assist Homeless Veterans

It is recommended that the City Council, sitting as the Governing Board of the City of Pomona Housing adopt the following resolution:

RESOLUTION NO. 2025-30 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, SITTING AS THE GOVERNING BOARD OF THE POMONA HOUSING AUTHORITY, APPROVING THE ACCEPTANCE OF A U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) PROGRAM GRANT AWARD, TO RECEIVE FUNDING TOTALING \$500,872, AMENDING THE FY 2024-25 OPERATING BUDGET BY INCREASING REVENUE ESTIMATES AND APPROPRIATING FUNDS IN THE AMOUNT OF \$162,957

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-30.

7. Adopt a Resolution Authorizing the Acceptance of Measure H Homeless Initiative Funds to Administer the Homeless Incentive Program (HIP) and Amendment of the FY 2024-25 Operating Budget

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-22 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AUTHORIZING THE ACCEPTANCE OF \$90,627 IN MEASURE H HOMELESS INITIATIVE FUNDS TO LOCALLY ADMINISTER THE HOMELESS INCENTIVE PROGRAM (HIP) AND THE AMENDMENT OF THE FY 2024-25 OPERATING BUDGET BY INCREASING REVENUE ESTIMATES AND APPROPRIATIONS BY \$3,633

- 2) Authorize the City Manager to execute all agreements, amendments and any other documentation requested for acceptance of the award, subject to approval as to form by the City Attorney.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-22; and Authorize the City Manager to execute all agreements, amendments and any other documentation requested for acceptance of the award, subject to approval as to form by the City Attorney.

8. Adoption of a Resolution Adopting the Annual Consumer Price Index (CPI) Adjustment for Business License Taxes, Cannabis Business Taxes, Utility Users' Maximum Annual Taxes, and Income Levels for Qualifying for Residential Utility Users' Tax Exemption Eligibility

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

RESOLUTION 2025-24 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ADOPTING THE ANNUAL CONSUMER PRICE INDEX (CPI) ADJUSTMENT FOR BUSINESS LICENSE TAXES, CANNABIS BUSINESS TAXES, UTILITY USERS' MAXIMUM ANNUAL TAXES, AND INCOME LEVELS FOR RESIDENTIAL UTILITY USERS' TAX EXEMPTION ELIGIBILITY

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-24.

9. Accept a Donation from Friends of Pomona Police K9 Foundation for a Police Canine (K9) in an In-Kind Amount of \$11,319.75

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

RESOLUTION NO. 2025-26 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ACCEPTING A DONATION OF ONE (1) POLICE CANINE (K9) IN AN IN-KIND AMOUNT OF \$11,319.75 FROM FRIENDS OF POMONA POLICE K-9 FOUNDATION

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-26.

10. Resolution to Amend the FY 2024-25 Capital Improvement Program (CIP) Budget for "Garey Avenue Rehabilitation - Aliso Street to Monterey Avenue," Project No. 428-2590-XXXXX-68573

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

RESOLUTION NO. 2025-25 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, TO AMEND THE FY 2024-25 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET BY INCREASING REVENUE ESTIMATES FOR CALIFORNIA STRATEGIC GROWTH COUNCIL TRANSFORMATIVE CLIMATE COMMUNITIES (TCC) GRANT FUNDING BY \$1,500,000 AND APPROPRIATING THIS \$1,500,000 OF TCC FUNDING TO "GAREY AVENUE REHABILITATION - ALISO STREET TO MONTEREY AVENUE," PROJECT NO. 428-2590-XXXXX-68573

*Councilmember Canales briefly commented on the plant selection and expressed preference for manageable trees.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-25.

11. Ratification to Air-Ex Air Conditioning, Inc. for the Emergency Repair of the Police Department HVAC System

It is recommended that the City Council approve the ratification of an authorized emergency repair and purchase per Pomona City Code Section 2-998.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve the ratification of an authorized emergency repair and purchase per Pomona City Code Section 2-998.

12. Acceptance of the U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant Fiscal Year 2024

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

RESOLUTION NO. 2025-27- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, ACCEPTING THE U.S. DEPARTMENT OF JUSTICE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD IN THE AMOUNT OF \$57,719.00, AND AMENDING THE FY 2024-25 OPERATING BUDGET BY INCREASING REVENUE ESTIMATES AND APPROPRIATIONS IN THE SAME AMOUNT

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-27.

13. Award Bid to FAMCOM Pipe and Supply; and, Approve Payment to Western Water Works for Fire Hydrants and Materials

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

- 1) Award a bid to FAMCOM Pipe and Supply (FAMCOM), for the purchase of fire hydrant guard surge protectors, at the per-unit price bid, in the total amount of \$202,199;
- 2) Approve payment to Western Water Works for the purchase of fire hydrants, invoice number 1155263-00 in the amount of \$54,354; and,
- 3) Authorize the City Manager, or designees, to approve purchase agreements, and any extensions thereto, on behalf of the City.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to award a bid to FAMCOM Pipe and Supply (FAMCOM), for the purchase of fire hydrant guard surge protectors, at the per-unit price bid, in the total amount of \$202,199; and approve payment to Western Water Works for the purchase of fire hydrants, invoice number 1155263-00 in the amount of \$54,354; and, authorize the City Manager, or designees, to approve purchase agreements, and any extensions thereto, on behalf of the City.

14. Award of Contract to Lee & Ro, Inc., for Professional Engineering Consulting Services for the "Electrical Improvements and Upgrades Phase I" Project

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

- 1) Approve entering into an agreement with Lee & Ro, Inc., for professional civil engineering consulting services for the "Electrical Improvements and Upgrades Phase I," Project No. 528-2590-XXXXX-95083 in the amount of \$297,136; and,
- 2) Authorize the City Manager, or designee, to execute an agreement with Lee & Ro, Inc., on behalf of the City and any subsequent documents or amendments, subject to approval as to form by the City Attorney.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve entering into an agreement with Lee & Ro, Inc., for professional civil engineering consulting services for the "Electrical Improvements and Upgrades Phase I," Project No. 528-2590-XXXXX-95083 in the amount of \$297,136; and, authorize the City Manager, or designee, to execute an agreement with Lee & Ro, Inc., on behalf of the City and any subsequent documents or amendments, subject to approval as to form by the City Attorney.

15. Approve a Sole Source Award of Contract to Conserv Construction, Inc. for Residential Landscaping Evaluations

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

- 1) Approve a sole source award of contract for a three-year agreement, with two one-year renewal options, with Conserv Construction, Inc. (Conserv) to provide consulting services in an amount not-to-exceed \$150,000 for residential landscape evaluations; and,
- 2) Authorize the City Manager, or designee, to execute a three-year agreement with Conserv on behalf of the City and any subsequent documents or amendments, subject to approval as to form by the City Attorney.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve a sole source award of contract for a three-year agreement, with two one-year renewal options, with Conserv Construction, Inc. (Conserv) to provide consulting services in an amount not-to-exceed \$150,000 for residential landscape evaluations; and, authorize the City Manager, or designee, to execute a three-year agreement with Conserv on behalf of the City and any subsequent documents or amendments, subject to approval as to form by the City Attorney.

16. Approval of Lot Merger LM7-2024 for the Property Located at 911-921 E. Sixth Street, Pomona, CA, Assessor Parcel Number 8335-018-023, Related to the Remodeling of an Existing Residential Property (Council District 3)

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-28 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM7-2024 FOR THE PROPERTY LOCATED AT 911-921 E. SIXTH STREET, ASSESSOR PARCEL NUMBER 8335-018-023

- 2) Authorize the City Engineer to sign Lot Merger LM7-2024 on behalf of the City of Pomona.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-28; and authorize the City Engineer to sign Lot Merger LM7-2024 on behalf of the City of Pomona.

17. Approval of Lot Merger LM9-2024 for the Property Located at 618-642 W. Fernleaf Avenue, Pomona, CA, Assessor Parcel Number 8343-006-007, Related to the Four Unit Townhome (Council District 2)

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-21 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, APPROVING LOT MERGER LM9-2024 FOR THE PROPERTY LOCATED AT 618-642 W. FERNLEAF AVENUE, ASSESSOR PARCEL NUMBER 8343-006-007

- 2) Authorize the City Engineer to sign Lot Merger LM9-2024 on behalf of the City of Pomona.

THIS ITEM WAS CONTINUED TO A FUTURE MEETING, NO MOTION WAS MADE.

18. Adopt a Resolution to Receive, Appropriate, and Allocate Metropolitan Water District Grant Funds for the Member Agency Administered Incentive Programs and the Community Partnering Program

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

RESOLUTION NO. 2025-19 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FY 2024-25 WATER FUND BUDGET INCREASING REVENUE ESTIMATES AND APPROPRIATIONS BY A TOTAL OF \$63,000: \$60,000 FOR THE MEMBER AGENCY ADMINISTERED INCENTIVE PROGRAMS FOR THE RESIDENTIAL LANDSCAPE EVALUATION PROGRAM AND RESIDENTIAL WATER CONSERVATION KITS; \$3,000 FOR THE COMMUNITY PARTNERING PROGRAM

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-19.

19. Approve an Engagement Letter Agreement with RKA Consulting Group for "Street Improvements and Walking Trail/Steps Rehabilitation," Project No. 428-2590-XXXXX-71078

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

- 1) Approve an Engagement Letter Agreement with RKA Consulting Group for professional civil engineering and construction management, inspection and sampling services, in the amount of \$317,490 for "Street Improvements and Walking Trail/Steps Rehabilitation," Project No. 428-2590-XXXXX-71078; and
- 2) Authorize the City Manager, or designee, to execute all documents on behalf of the City and subsequent documents or amendments, subject to approval by the City Attorney.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve an Engagement Letter Agreement with RKA Consulting Group for professional civil engineering and construction management, inspection and sampling services, in the amount of \$317,490 for "Street Improvements and Walking Trail/Steps Rehabilitation," Project No. 428-2590-XXXXX-71078; and authorize the City Manager, or designee, to execute all documents on behalf of the City and subsequent documents or amendments, subject to approval by the City Attorney.

20. Award a Sole Source Agreement to Master's Transportation for the Purchase of Two 20-Passenger Clean-Energy ADA Accessible Buses for Fiscal Year 2024-25 in Support of Let's Move Pomona Project

It is recommended that the City Council approve a sole-source purchase of two 20-passenger clean energy buses with American with Disabilities Act (ADA) accessibility from Master's Transportation in the amount of \$380,597.40.

*Councilmember Canales expressed hope that the buses would also be utilized to support veteran and senior populations in the City.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to approve a sole-source purchase of two 20-passenger clean energy buses with American with Disabilities Act (ADA) accessibility from Master's Transportation in the amount of \$380,597.40.

21. Adopt a Resolution Authorizing the Acceptance of a Los Angeles County Chief Executive Office Homeless Initiative (CEO-HI) Interim Housing Services Grant Award Totaling \$180,675

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

- 1) Adopt the following resolution:

RESOLUTION NO. 2025-08 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA AUTHORIZING STAFF TO accept LOS ANGELES COUNTY CHIEF EXECUTIVE OFFICE HOMELESS INITIATIVE (CEO-HI) INTERIM HOUSING SERVICES GRANT AWARD TOTALING \$180,675 IN STATE OF CALIFORNIA HOMELESS HOUSING ASSISTANCE, AND PREVENTION PROGRAM ROUND 3 (HHAP 3) FUNDING, AMENDING THE FY 2024-25 OPERATING BUDGET BY INCREASING REVENUE ESTIMATES AND APPROPRIATING FUNDS IN THE SAME AMOUNT

- 2) Authorize the City Manager to execute all agreements and additional documents requested for the acceptance of the award, allocation of the funding and operation of the CCOGIHS Program, subject to approval as to form by the City Attorney.

MOTION BY COUNCILMEMBER PRECIADO, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to adopt Resolution No. 2025-08; and authorize the City Manager to execute all agreements and additional documents requested for the acceptance of the award, allocation of the funding and operation of the CCOGIHS Program, subject to approval as to form by the City Attorney.

**After the Consent Calendar, items were heard in the following order: Discussion Calendar Item No. 22, Discussion Calendar Item No. 24, Discussion Calendar Item No. 25, and Discussion Calendar Item No. 23.*

DISCUSSION CALENDAR

22. Finding of Public Benefit to the Community at Large-Recommended Expenditure(s) and Recap of Expended Funds

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

- 1) Approve the expenditure(s) recommended and make the finding that the community at large will receive a public benefit from the expenditure of funds for the recommended item(s); and
 - A) Amount to be determined to Ted Greene Little League in support of Baseball League Fees: Requested Amount: \$2,500
 - B) Amount to be determined to 1 Cancer Patient in support of Photographic Exhibit by Traci Asher at Sasse Museum of Art: Requested Amount: \$850
 - C) Amount to be determined to Lopez Urban Farm in support of Lopez Urban Art Fest: Requested Amount: \$2,500
 - D) Amount to be determined to Total Restoration Ministries in support of TRM Show & Shine For Shelter Car & Bike Fundraiser: Requested Amount: \$1,000
 - E) Amount to be determined to A Fatherless Field in support of Pomona Everything Free Street Fair: Requested Amount: \$1,200
- 2) Receive and file the recap of final amounts.

MOTION BY MAYOR SANDOVAL, SECOND BY VICE MAYOR GARCIA, CARRIED 7-0, to make a finding of public benefit for items A-E.

23. Adoption of Resolutions Amending the Authorized Staffing Levels and the FY 2024-25 Operating Budget to Service Illegal Dumping and Appropriating Funds for Street Sweeping Signs

It is recommended that the City Council receive an update on the Illegal Dumping Abatement Program, the Street Sweeping Program, and Downtown Trash Enclosures and adopt the following resolutions:

RESOLUTION NO. 2025-31 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE AUTHORIZED STAFFING LEVELS FOR THE FISCAL YEAR 2024-25 OPERATING BUDGET RELATED TO POSITIONS IN THE PUBLIC WORKS DEPARTMENT AND BY APPROPRIATING \$138,970 FROM REFUSE OPERATIONS RESERVES (FUND 582) AND TRANSFERRING THIS TO THE REFUSE ADMINISTRATION FUND (145-2514-51012-00000) FOR TWO TEMPORARY EMPLOYEES AND DUMPING FEES, AND APPROPRIATING \$265,000 (WHICH WILL BE TRANSFERRED FROM AN EXISTING APPROPRIATION IN THE REFUSE OPERATIONS FUND - FUND 582) TO THE REFUSE ADMINISTRATION FUND (145-2514-52285-00000) TO BETTER ALIGN ILLEGAL DUMPING ABATEMENT PROGRAM COSTS; and

RESOLUTION NO. 2025-32 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA, AMENDING THE FISCAL YEAR 2024-25 OPERATING BUDGET BY APPROPRIATING \$36,982 FROM REFUSE ADMINISTRATION FUND RESERVES (FUND 145) TO CONTROLLABLE CONTRACTS (145-2520-52285-00000) FOR STREET SWEEPING SIGNS

Public Works Director Meg McWade gave an overview of the item.

Councilmember Canales asked various questions related to illegal dumping.

Vice Mayor Garcia gave comments to stress the importance and effectiveness of a proactive approach to address illegal dumping.

Councilmember Preciado asked questions related to contracting of illegal dumping pick-up services, and to operational functions.

Councilmember Ontiveros-Cole asked various questions about the item.

Mayor Sandoval clarified that the vote would be only for Resolution No. 2025-31 and staff would bring back Resolution No. 2025-32 at the next City Council meeting for consideration.

MOTION BY VICE MAYOR GARCIA, SECOND BY COUNCILMEMBER MARTIN, CARRIED 7-0, to adopt Resolution No. 2025-31.

24. Citywide Park Restroom Update and City Council Direction Regarding Ted Greene Park Priorities

It is recommended City Council receive and file an update on City park restroom conditions, with rehabilitation needs of \$3,125,000, and consider the following options for Ted Greene Park Restrooms:

- 1) Direct staff to actively seek grant funding from outside sources for full restroom/concession stand replacement using shovel-ready plans and highlighting community support for improvements; or
- 2) Direct Staff to perform renovations including ADA compliance (not including the surrounding concrete pavement) and replace the roof at a cost of approximately \$160,000. This would change each stall to a single occupancy restroom with a locking exterior door, update fixtures, and repaint, as well as replace the failing roof.

Public Works Director McWade gave the staff presentation.

Public Speaker Francisco Ballardo requested the City Council to remember why they do their work as Councilmembers.

Public Speaker Sonia Ballardo discussed a recently circulated petition requesting full replacement of the bathrooms at Ted Greene Park without delays.

Public Speaker Chris Barbone expressed that supporting sports in the community truly uplifts kids and the opportunities they could gain because of the sports.

Public Speaker Jenny Gutierrez discussed the safe space Ted Greene Park provides to the kids that utilize it.

Public Speaker Marco Acosta requested the City fully replace the bathrooms at Ted Greene Park.

Public Speaker George Bradshaw requested consisted service at Ted Green Park and opposed Band-Aid fixes.

Public Speaker Carlos Goytia spoke about the importance of taking care of park facilities and amenities because they support youth sports which provide positive experiences for children.

The following people submitted non-speaking cards to support option one: directing staff to actively seek grant funding from outside sources for full restroom/concession stand replacement using shovel-ready plans and highlighting community support for improvements:

Sonia Acosta
Fernando Iniguez
Melissa Gonzalez

Councilmember Canales expressed support for option one to find funding to fully replace the bathrooms.

Vice Mayor Garcia asked various questions about available funds, recommended the City Council establish some type of fund for park maintenance and expressed support for option one.

Councilmember Preciado asked various questions about available funds, and expressed support for using general fund reserves to replace the bathrooms.

Councilmember Martin expressed support for the Ted Greene Little League.

Councilmember Lustro expressed support for completing repairs and for the seeking of additional funding for the replacement of the bathrooms.

Mayor Sandoval expressed support for renovation and for the seeking of additional funding.

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER LUSTRO, CARRIED 7-0, to direct staff to perform renovations including ADA compliance (not including the surrounding concrete pavement) and replace the roof at a cost of approximately \$160,000; and to direct staff to actively seek grant funding from outside sources for full restroom/concession stand replacement using shovel-ready plans and highlighting community support for improvements by working closely with the state senator and assembly member to reduce the length of completion time.

Mayor Sandoval called a recess at 8:50 p.m.

Mayor Sandoval resumed the meeting at 8:53 p.m.

25. Program Options for Rent Stabilization

It is recommended that the City Council discuss program options related to Rent Stabilization in the City of Pomona and provide direction to staff.

***Please see attachment for emails submitted regarding this item.**

Director of Economic Development Kirk Pelser gave the staff presentation.

Public Speaker Mark Warren expressed support for the City following existing State Law for tenant protections and addition of mediators to assist renters.

Public Speaker Yadira Mesa expressed support for stronger tenant protections including rent control and tenant anti-harassment.

Public Speaker Lupita Torres discussed the challenges she has faced as a renter.

Public Speaker Juan Saldivar discussed the various struggles he has faced as a renter and expressed support for a tenant anti-harassment ordinance.

Public Speaker Nathaniel Rosas expressed support for a 4% rent cap and a rental unit inspection program.

Public Speaker Xiomara Barrera discussed the challenges tenants face.

Public Speaker Debra Mendez discussed examples of how the current rent-stabilization ordinance has helped Pomona families.

Public Speaker Karina Ramos expressed support for a tenant anti-harassment ordinance.

Public Speaker Samantha discussed how the current rent-stabilization ordinance assisted her family in accessing stable housing.

Public Speaker Beth Simpson expressed support for an expansion of tenant protections to include Section 8 participants that rent condominiums.

Public Speaker Lucia Zepeda expressed support for stronger tenant protections.

Public Speaker John Nolte expressed support for rent-stabilization.

Public Speaker Claudia Bautista expressed support for stronger tenant protections.

Public Speaker Nef Cortez expressed support for tenant protections and posed questions about fiscal responsibility.

Public Speaker Elinor Crescenzi expressed support for a 4% rent cap.

Public Speaker Miranda Sheffield discussed the importance of recognizing the difference in power between tenants and landlords.

Public Speaker Jose Calderon expressed support for the establishment of a rental cap.

Public Speaker Tremale Ratcliffe representing Just Us 4 Youth expressed support for option one.

Public Speaker Evelia Rocha expressed support for the recommendations made by Pomona United for Stable Housing.

Public Speaker Maria Garcia expressed support for option one and for the establishment of a rental registry and a rental unit inspection program.

Public Speaker Margarita expressed support for option one.

Public Speaker Carlos Goytia expressed support for rent stabilization.

Public Speaker Alejandra expressed support for option one with a rental cap and rental registry program.

Public Speaker Yesenia Miranda Meza with Pomona Unified Stable Housing stressed the importance of establishing rent-stabilization.

Public Speaker Ulysses Gontes expressed support for option one.

Public Speaker Jaqueline expressed support for option one with a rental cap and rental registry program.

Public Speaker Dominga expressed support for option one with a rental cap and rental registry program.

Public Speaker Miles Nolte expressed support for option one with a rental cap and rental registry program.

Public Speaker Ralph Acosta reminded everyone that they are in it together.

Public Speaker Vanessa Reynaga discussed the challenges tenants face and expressed support for rent-stabilization and a tenant anti-harassment ordinance.

The following people submitted speaker cards but were not present when called: Barrett McInerney, Yolanda, and Maria Pompa.

The following people submitted non-speaker cards in support of option one:

Miles Nolte	Emma	Catalina Goytia	Kai Chen
Paul Casillas-Chavez	Cindy Rivas	Angelina Zambrano	Mike Suarez
Maria Garcia	Ana Rocha	Jaime Gutierrez	Jim Sambrano
Destiny Rivera-Gomez	Jesus Sanchez	Gabriela Cortes	Evelia Rocha
Jasmin Cartona	Edgar Reyes	Liqia Marinez	Abraham Sugulleh
Drew Custodio	Eder	Abby Alfaro	Iris V.
Graciela Conchas	Ivan Hernandez	Linett Luna	

Councilmember Preciado gave comments about the structuring of the rent-stabilization ordinance, asked questions to staff and expressed support for option one.

Councilmember Lusto asked questions to staff, expressed concern for the amount of information a rental registry program would ask from property owners and renters, expressed support for the establishment of a rental unit inspection program, a tenant anti-harassment ordinance, tenant relocation assistance, and mediation services.

City Attorney Carvalho gave comments to clarify which types of properties are exempt from the just cause and rent cap provisions in AB1482.

Vice Mayor Garcia expressed support for option one, expressed that tenants would need legal representation in mediation, asked questions to staff, and expressed opposition to the establishment of a rental registry. Lastly, Vice Mayor Garcia expressed concern about how the City would afford the new programs given the financial strain facing the City after the passing of Measure Y.

Councilmember Canales expressed concern for the affordability of the programs given the financial strain the City faces after the passing of Measure Y and expressed support for the creation of a mediation program. Councilmember Canales also expressed support for a rental unit inspection program, a tenant anti-harassment ordinance, a stronger rental assistance program, and expressed concern for the rental registry program.

Councilmember Ontiveros-Cole expressed concern for the cost of the proposed programs, and for the rental registry, and asked various questions to staff. Councilmember Ontiveros-Cole expressed support for a rental unit inspection program.

Councilmember Martin expressed congratulations to Pomona United for Stable Housing, and expressed concern for the rental registry program, concern for the cost of the programs given the City's financial challenges with Measure Y.

Mayor Sandoval expressed support for option one, discussed possible ways of addressing the cost of the programs, suggested placing the rent cap at 4% (four percent) with an additional 2% (two percent) allowed for rentals in which landlords pay the utilities and asked some questions to staff. Mayor Sandoval discussed the social and economic costs the community will face without housing stabilization.

After further questions and discussion from City Councilmembers, Mayor Sandoval made a motion:

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA, FAILED 3-4 (COUNCILMEMBER MARTIN OPPOSED, COUNCILMEMBER ONTIVEROS-COLE OPPOSED, COUNCILMEMBER LUSTRO OPPOSED, AND COUNCILMEMBER CANALES OPPOSED) to establish a revised local policy with a rent cap at 4% (four percent) plus 2% (two percent) additional allowed for owners that pay the utilities of tenants, with existing eviction protections in place, and with the addition of a mediation program.

Mayor Sandoval requested that one of the Councilmembers who opposed the failed motion put forth an alternate motion.

Councilmember Canales requested the motion be written out.

Councilmember Lustro suggested amending the motion to put the rental cap at 5% (five percent) plus 3% (three percent) for owners that pay utilities.

Mayor Sandoval advised he would agree to 5% (five percent) plus 2% (two percent) for landlords that pay utilities.

After further discussion Mayor Sandoval made another motion:

MOTION BY MAYOR SANDOVAL, SECOND BY COUNCILMEMBER GARCIA to establish a local rent cap program limited with 5% (five percent) plus 2% (two percent) when utilities are paid by the landlord, which includes establishment of a rental registry with limited identifiable personal information, to include just cause eviction protection with market study, mediation, a rental hearing officer and a commitment to a Phase II – Rental Inspection Program.

After the second motion was made but no vote taken, Mayor Sandoval called a recess at 11:50 p.m.

Mayor Sandoval resumed the meeting at 11:52 p.m.

Councilmember Preciado made an amendment to the motion by changing the rent cap to 6% (six percent).

After further questions and comments, the City Council took a vote on the amended motion.


MOTION BY MAYOR SANDOVAL, SECOND BY VICE MAYOR GARCIA, CARRIED 5-2 (COUNCILMEMBER MARTIN AND COUNCILMEMBER ONTIVEROS-COLE OPPOSED), to direct staff to establish a local rent cap program with a 6% (six percent) cap, which includes establishment of a rental registry with limited or no identifiable personal information, to include just cause eviction protections with market study, mediation, a rental hearing officer and a commitment to a Phase II – Rental Inspection Program.

ADJOURNMENT

The City Council meeting adjourned at 12:30 a.m. on February 25, 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

Robles, Diana

From: SGVRes2000 <sgvres2000@gmail.com>
Sent: Thursday, February 20, 2025 7:42 AM
To: City Clerk; Butler, Rosalia
Subject: Public Comment for City Council 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.

Dear Elected Leaders,

After Tuesday's horrendous crash on Kingsley and Towne Avenue I am left with a feeling that human life is not valued in Pomona. The lack of appreciation for the value of human life comes in many different forms. One doesn't have to be a violent criminal to show signs of callousness. Before I fall prey to an attitude of indifference, I am forcing myself to address our elected leaders and urge you to shake yourselves out of your torpor and start acting tough and take drastic measures to take care of us law abiding residents.

When you allow reckless driving that endanger the lives of pedestrians, cyclists and other drivers after repeated demands to remedy the dangers . . .

When you allow human trafficking, prostitution and pimping happening in broad daylight in front of OUR children's eyes (using minor and minority women to further destroy fragile families) . . .

When you allow drug use and trafficking going on with impunity for all of US to see . . .

When you allow unattended wrecks of human bodies indistinguishable from piles of trash to lie on many of OUR sidewalks, . . .

When you allow OUR buildings to go up in flames because you can't enforce the use of the shelter, that was a promise made to US to remedy OUR homelessness issue . . .

. . . YOU as an elected leader have grown jaded in your appreciation for the dignity of the human person . . .

Walk the streets of OUR city!

Take your kid for a walk on Holt between Hamilton and Dudley

Take your wife for a stroll across Towne avenue

Take a bike ride around Walgreen's

Wait for transportation at a bus stop pretty much anywhere on any of our arteries and take note of the number of people who are there all day. (They are not waiting for the bus, they are waiting for YOU to take care of them)

Stand by the charred remains of the latest building that went up in flames and just imagine for a second what would have happened to the Union if strong winds had blown South that day. (So soon after the Altadena and Pacific Palisades fires I am flabbergasted that such a thing was allowed to happen. And by the way, you may want to take note that the next building likely to go up in flames in the Old Firehouse whose doors are open for squatters to start again).

You probably won't do all of these with any of your loved ones. I won't. But it is the daily lives of so many of your constituents. It is their neighborhood, their streets, their sidewalks, their businesses, their Pomona.

When you respond to my concerns, I'm not interested to hear about what you have done. Obviously it's not good enough.

Tuesday's accident is proof of it.

The daily thefts at my local Stater Brothers are proof of it

Nudity on street corners today is proof of it
People dropping like flies because of drug use outside cheap motels are proof of it
The heaps of trash that show up everywhere on a daily basis are proof of it.

I'm not interested in budget excuses. Clean up your spending. Allocate money to PD, code enforcement, Athens, . . . Take the President to his word and ASK for the money and resources he promised to clean up our dangerous streets. Don't play politics. Get the help where it's available and protect us.

And finally I will not stand for statements like:

"It's Towne avenue . . ."

"It's the Holt corridor . . ."

"It's Pomona . . ."

because it is

OUR Towne Avenue

OUR Holt corridor

OUR POMONA

Now go do the right thing.

Thank You

V.K. Sonnenschein

Rent Stabilization

'25 FEB 24 11:45

RCVD CITY CLERK

I wanted to share some of my thoughts about Rent Stabilization. They are based on comments made at Community and Landlord meetings, as well as from private conversations.

Observations from Community Meetings

Most Evictions are for non-payment of rent.

Many tenants, though they work hard, have difficulty paying their current rent, much less an increase, and I read into that, almost any increase...regardless of how low the percentage is.

Landlords are facing Insurance increases and Trash Collection increases of 200 to 300%. Utility Bills, Capital Improvement and other costs far exceed 4 or 5%, or even what the State allows for CPI.

Many Tenants are living in unhealthy conditions, even though they are current with their rent.

Tenants may face harassment if they are too vocal about needed repairs, or question rent increases or without-cause evictions.

A Rental Registry is needed to equitably address any of these rental issues.

Former Council Member Nolte thought "the program" would ultimately be cost-neutral.

Councilmember Garcia thinks that nothing is "cost neutral." Somebody pays...

(My interpretation is that it could be "cost neutral" to the General Fund, but that means the Owners would ultimately bear the entire cost.)

My thoughts

While Rent Stabilization has been the focus, I think the real goal is keeping families in their homes. It is clear to me that Rent Stabilization addresses only one part of that goal. Here are some things I think are necessary to successfully achieve this outcome.

Since non-payment of rent is the primary reason for Evictions, it seems like rent subsidies, money management and job training are all crucial to the success of any program that wants to keep folks in their homes.

Because Owners are facing significant increases in essential expenses like insurance, utilities and capital improvements, any cap on rent increases should differentiate between Owners who pay the utilities and those who do not. There should also be some formula (amortization over x years?) for addressing major capital improvements like a new roof. They are entitled by law to a "reasonable return on investment" so any cap that does not allow for recouping necessary expenses is problematic.

Tenants are entitled to structurally safe and sanitary living conditions. There should be an Inspection Program that applies to both rental housing as well as homes being sold. In my opinion it should be a "stand alone" Ordinance because it is not related to Rent or Rent Stabilization. It is a quality-of-life issue. We are required to do it for Section 8 rentals. Aren't the rest of our renting residents entitled to that as well? More than 9 years ago the Council approved such an Ordinance. Only the fee structure needed to be worked out before being finalized. Unfortunately, that never happened. I can provide it to anyone who's interested. Ontario has had inspections of Rental Units for over 20 years without rent control. It is not a new concept. I'm sure they would be happy to share their fees and criteria if asked. There was/is a fee, but it was not exorbitant and was paid only in the year the property was inspected. Because many single-family homes that previously were not rentals are being purchased with that in mind, they should also be inspected during the sales process. While Lenders may do an inspection, many investors purchase with cash, so no Lender is involved. There are many popular "purchase as-is" programs, so if the roof leaks, or the electrical is hazardous, it closes Escrow in that condition. A City Inspection Program need not hinder the sale. The

Inspector can condition a Certificate of Occupancy on the necessary repairs being completed and signed off by the City after further inspections and the appropriate Building Permits are issued.

However the Inspection costs are developed, for both sales and rentals, there should be allowances for multiple units on the same property. The Inspector only makes one trip, whether there is one unit or fifty, and that should be taken into consideration when setting the fee. The size of the unit should also be considered. A 2000 sq. ft. home will obviously take more time than a 400 sq. ft. apartment.

There should be some protection in place for tenants to deal with harassment. I have no suggestions for how that should be done, but again, in my opinion, it should not be tied to Rent Stabilization. It is a separate issue, as likely to take place over needed repairs as rent. However, what may be "harassment" to a tenant may simply be the Manager or Owner trying to get the Tenant to pay their legally owed rent. The City Attorney's Office should be able to craft something that makes the differences clear, and perhaps the City can provide some sort of Mediation Service as well. When Landlords asked for clarity or definitions of some of the terms used during their discussion, the Consultants literally told them that it would be up to the lawyers to decide that. Please have the City Attorney's Department make sure that "subjective" words are clearly defined. It should not be up to Landlords or Tenants to pay court costs to find those things out.

We need a "Rental Registry," but we already have one. The City calls it a Business License, and it is required for every rental unit owned in Pomona. There is a fee, which increases each year, but it is just that...a fee. No service is provided. It is just a Revenue source. Last year, Owners were sent very lengthy forms by some outside agency that were to be filled out for each unit. It asked for very personal information about the tenants that owners would not normally be privy to, and many owners/managers did not return them. A Rental Registry should rest within the Housing Authority/Department, and the fees go towards the ultimate inspection costs. The forms that make up that record should be updated to include the information needed to implement a successful Inspection Program, and perhaps the amount of rent charged.

I was told that these would become "Public Record". If so, they should not include personal data regarding tenant names, income, etc. This is also something that should be legally addressed. The public should not be able to go online and find out what a family is paying for rent.

For any of these programs to be successful, the City must hire and train sufficient staff so there is adequate follow-up, accountability, and enforcement. "Passing a Law" doesn't solve anything if there is no enforcement. And included in that enforcement must be the ability and political will to make the repairs if an Owner is unwilling or unable to do it in a timely manner. A roof that leaks, or stairs that are unsafe cannot be allowed to continue for months or years. Realistic timeframes can be created, but if someone is living in the structure and deadlines are not met, the City must be willing to pay for the repairs to be done and lien the property. Otherwise there is just another homeless family, left on their own to find shelter. If Pomona is serious about improving the quality of life of our residents, and I know they are, then they must be willing to put their "money where their mouth is" so to speak but also make sure that they secure a process for recouping those expenses.

There should also be a recognition that some Renters do significant damage to the places they live, and Owners must be able to recoup those expenses. Court isn't really an option, because most tenants don't have that kind of money, and repairs must be made so that the unit can be rented again. There must be some way of including these kinds of circumstances, which are ongoing for major landlords, in the Ordinance. Rental Inspections would be of assistance in these cases because they would not just focus on items that are the Landlords responsibility, but with pictures from the previous year, tenant damage can also be identified as well. Problems that are the Landlord's responsibility, like a leak under the sink can also be found before they do significant damage, and the Landlord informed so it can be fixed.

A great deal of time, effort, and money over the last few years has gone into creating something that will help the tenants of Pomona feel more secure in their living situation. Some have assumed that it was just a matter of controlling the amount of rent that Landlords are allowed to charge, but as the Council has learned over time, it is far more complicated than just "Evil Landlord" vs. "Innocent Tenant." We have Great Landlords and Tenants, and Bad Landlords and Tenants. In my opinion, Rent Subsidies, the Stabilization that the State has already provided, and Housing Inspections are all a part of a process to make Housing in Pomona healthier for us all.

From

L

Paula H. Lantz



PLACE
STAMP
HERE

*City Manager Clerk
Agenda Item
Rent Stabilization 2-24-25*



PLEASE RECYCLE THIS ENVELOPE



Robles, Diana

From: Matt Buck <MBuck@caanet.org>
Sent: Monday, February 24, 2025 1:05 PM
To: City Clerk
Cc: Tim_Sandoval@ci.pomona.ca.us; Preciado, Victor; Garcia, Nora; Ontiveros-Cole, Elizabeth; Lusto, Steve; Martin, Debra; Canales, Lorraine
Subject: CAA Letter: Item -- Rent Control
Attachments: CAALetter_RentControl_022425.pdf

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.



California Apartment Association

2/24/25

Mayor Tim Sandoval & City Council
City of Pomona
VIA Email

Re: Item #25: Rent Control Discussion

Dear Mayor Sandoval and Council Members:

The California Apartment Association represents local housing providers, operators and suppliers along with business owners and real estate industry experts who are involved with a range of rental properties from those that offer single-family residences to large apartment communities. Our members provide a majority of the affordable housing throughout Los Angeles County.

On behalf of our members, we strongly urge City Council to remove the temporary rent control ordinance and choose option 2 re-aligning with state law AB 1482, known as The California Tenant Protection Act of 2019.

Housing providers have endured Pomona's temporary rent control ordinance for more than 2 years, faced unprecedented hardship from the coronavirus pandemic, survived 40-year high inflation levels, and yet continue to play a pivotal role in helping residents who struggle.

Voters across Los Angeles County rejected state ballot measure Proposition 33, officially known as the "Justice for Renters Act." Proposition 33 would have allowed cities and counties to impose extreme forms of rent control on virtually all housing types. The measure's defeat marked the third time that such a statewide initiative has failed.

Your residents have spoken at the ballot box. They know that these failed housing policies make housing more expensive and harder to find.

Pomona must explore more effective solutions to housing affordability, such as expanding the supply of market-rate housing, considering alternative incentives, and increasing funds in the Tenant Rental Assistance program.

As a public policy trade association engaged in cities across the state, CAA is able to offer views and solutions that have been proven effective in the rental housing industry statewide. Please know that we are happy to partner with Pomona as a resource to City Council and staff on housing policy.

Sincerely,

A black rectangular box redacting the signature of Matthew Buck.

Matthew Buck
Vice President of Public Affairs
California Apartment Association

Matthew Buck • Vice President of Public Affairs
California Apartment Association
mbuck@caanet.org • (949) 734-2025

Robles, Diana

From: Jessica Gaytan <jessica@pomonadaylabor.org>
Sent: Monday, February 24, 2025 3:20 PM
To: City Clerk
Subject: City Council Meeting 2/24: Agenda Item #25 and General Comment on Immigrant Protections

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Hello,

My name is Jessica Gaytan and I work in Pomona. I am emailing to ask that the council cast your vote tonight to support and serve the people of Pomona by voting for stronger tenant protections. Our city and people have been exploited long enough from outside special interests. Keep in mind that these protections are only necessary because of the extreme greed and unethical business practices of people in power. Our community **NEEDS** to keep the rent stabilization and relocation ordinances, add a tenant anti-harassment ordinance, and invest in more staff to ensure that the interior of homes are inspected for health and safety violations.

Additionally, I support the ICE Out of Pomona Coalition and ask that you explore further policy action that can be taken by the City of Pomona to limit immigration enforcement in our community.

Warmly,

--

Jessica Gaytán

Community Outreach Coordinator

Pomona Economic Opportunity Center

1682 W. Mission Blvd. Pomona, CA 91766

(Unceded Tongva Land)

Tel: (909) 397-4215

Cel: (909) 817-9244

pomonadaylabor.org

Pronouns: they/she/elle/ella

Robles, Diana

From: Ingrid Salazar <ingrid@pomonadaylabor.org>
Sent: Monday, February 24, 2025 3:21 PM
To: City Clerk
Cc: Sandoval, Tim
Subject: 2/24/25 city council meeting public comment

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Hello,

My name is Ingrid Salazar and I work in Pomona. I am calling to ask that you cast your vote tonight to support and serve the people of Pomona by voting for stronger tenant protections. Our city and people have been exploited long enough from outside special interests. Keep in mind that these protections are only necessary because of the extreme greed and unethical business practices of people in power. Our community **NEEDS** to keep the rent stabilization and relocation ordinances, add a tenant anti-harassment ordinance, and invest in more staff to ensure that the interior of homes are inspected for health and safety violations.

Robles, Diana

From: Fanelly Millan <fmillan@pomonadaylabor.org>
Sent: Monday, February 24, 2025 3:27 PM
To: City Clerk
Cc: Debra Mendez
Subject: Support Agenda #25 and ICE OUT OF POMONA Community Letter

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 day Mayor Sandoval & council members,
My name is Fanelly Millan and I work in Pomona. I am writing to ask that you cast your vote tonight to support and serve the people of Pomona by voting for stronger tenant protections. Our city and people have been exploited long enough by outside special interests. Keep in mind that these protections are only necessary because of the extreme greed and unethical business practices of people in power. Our community **NEEDS** to keep the rent stabilization and relocation ordinances, add a tenant anti-harassment ordinance, and invest in more staff to ensure that the interior of homes is inspected for health and safety violations. Additionally, please support stronger protections to keep ICE Out of Pomona.

Thank you!

--

Fanelly Millan

Pomona Economic Opportunity Center
Inland Empire Coordinator
(909) 397- 4215
www.pomonadaylabor.org

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Robles, Diana

From: KAREN KANDAMBY <karen@pomonadaylabor.org>
Sent: Monday, February 24, 2025 4:14 PM
To: City Clerk
Cc: Sandoval, Tim; Montellano, Maura
Subject: Support for Agenda Item #25 Stronger Tenant Protections City Council Meeting 2/24/2025

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 Mayor Sandoval and City Team,

My name is Karen Kandamby, and I am the Associate Director with Pomona Economic Opportunity Center, an established nonprofit organization in the city since 1998. I've worked and have been involved with the organization and community efforts in Pomona since 2012. I'm emailing you all today to ask that you cast your vote tonight to support and serve the people of Pomona by voting for stronger tenant protections that include a Rental Inspection Program, Tenant Anti-Harassment Ordinance with Enforcement, Increased Tenant Relocation Payments for no-fault evictions, and rental assistance support. The working-class community of this city, which includes day laborers, domestic workers, and other hard-working families, is what makes this city the robust and wonderful place that it truly is. As public servants to this community, we must ensure our communities can afford to continue staying in Pomona. These protections are necessary to mitigate the extreme greed and unethical business practices of landlords and other corporations that put profit over people's well-being.

Thank you for taking the time to read this email and I look forward to the council's approval for stronger tenant protections for our Pomona community.

Best,

Karen Kandamby
Associate Director | Pomona Economic Opportunity Center
1682 W. Mission Blvd. Pomona, CA 91766
www.pomonadaylabor.org