

For Immediate Release



PRESS RELEASE

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POMONA, CA – EFFECTIVE MARCH 19, 2020 – Temporary Moratorium on Foreclosures and Evictions for Non-Payment of Rent by Residential and Commercial Tenants Impacted by the COVID-19 Crisis and Other Measures

On March 19, 2020 at the direction of the City of Pomona Mayor and City Council, City Manager and Director of Emergency Services James Makshanoff, issued an Executive Order (Order) enacting a temporary moratorium on foreclosures and evictions due to non-payment of rent by residential and commercial tenants impacted by the Novel Coronavirus (COVID-19). Additionally, the Order suspended any City utility shutoffs due to non-payment, the issuance of parking citations, and any associated penalties or fees for delinquent payment. The Order, signed and effective as of on March 19th, is included for reference and a summary is provided below.

“The City of Pomona recognizes that the COVID-19 virus has affected many in our community, especially when it comes to their main source of income. In many cases, the call to practice social distancing has caused Pomona residents and business owners to worry about being able to cover their basic monthly expenses such as rent. We are mindful of the difficulties of this time and hope to help ease those concerns by providing temporary relief to those who may be facing eviction or possible homelessness. I would like to express my thanks to all who have stepped up--healthcare workers, police, fire, businesses, government employees, and supermarket and warehouse workers--who are working so that we can all have the things that we need at this crucial time.” Said Mayor Tim Sandoval.

Summary and FAQ - COVID-19 Eviction and Foreclosure Moratorium

To assist residents and businesses that have been economically impacted by the Coronavirus, the City issued an Eviction Moratorium Emergency Order, which includes a temporary moratorium on evictions for non-payment of rent for tenants who are unable to pay rent due to circumstances related to the COVID-19 pandemic.

Important Dates

- Date of the declaration of local emergency: March 16, 2020
- The moratorium on evictions was adopted on March 19, 2020 and is in place during this period of local emergency until May 31, 2020.

NOTE: THIS MORATORIUM ONLY APPLIES TO EVICTIONS FOR NON-PAYMENT OF RENT DUE TO FINANCIAL IMPACT/HARDSHIP RELATED TO COVID-19 DURING THE LOCAL EMERGENCY

What Affected Residential Tenants Must Do

1. Notify landlords in writing within 30 days of the rental due date of inability to pay rent.
 - a. Notification can be by email or text if you have communicated previously with landlord through text or email.
2. State the ways in which they have been financially impacted. This can include:
 - a. Caring for myself or family member who is sick with COVID-19

- b. Lay-off, loss of hours, or other income reduction resulting from business closure or other economic or employer impacts of COVID-19
 - c. Compliance with a recommendation from a government health authority to stay home, self-quarantine, or avoid congregating with others during the state of emergency
 - d. Extraordinary out-of-pocket medical expenses, and
 - e. Childcare needs arising from school closures related to COVID-19.
3. Provide documentation, which can include:
- a. COVID-19 Positive result documentation
 - b. Letter, email, texts related to lay-off, loss of hours or other income reduction
 - c. Health authority communication about recommendation to stay home, self-quarantine, etc.
 - d. Medical bills
 - e. Receipts/invoices of child-care costs, and
 - f. Other.

What Affected Commercial Businesses Must Do

For businesses that are closed (voluntarily or by mandate) to prevent the spread of the virus:

- 1. Notify landlords in writing within 30 days of the rental due date of inability to pay rent.
- 2. State the ways in which they have been financially impacted. This can include that the business is closed voluntarily or by mandate to prevent spread of the virus.
- 3. Provide documentation that business is closed and income is lost or reduced during this time, which can include:
 - a. Health department order to close business
 - b. Notification to public and customers that business is closed
 - c. COVID-19 Positive result documentation
 - d. Letter, email, texts related to closure of business or other income reduction, and
 - e. Other.
- 4. If you have suffered partial loss in income, tenant shall pay the pro-rated share of rent that corresponds to the income generated during the period of loss.

Rent Payment

The City's Order does not relieve tenants from eventually paying the rent within six months after the expiration of the local emergency. The landlord may not charge a late fee on the rent.

FREQUENTLY ASKED QUESTIONS

Who does the eviction moratorium apply to?

The City's Order applies to all residential and commercial rentals in the City of Pomona, including apartments, duplexes, condominiums and single-family dwellings. The moratorium applies to all renters, regardless of immigration status. The Order also suspends foreclosures (see below for more information).

Does this mean tenants do not have to pay their rent?

Both the City's Order and the Governor's related Order (N-28-20) emphasize that tenants are still obligated to pay lawfully charged rent. However, during the emergency period, tenants may not be evicted for failure to pay rent due to the financial impacts related to COVID-19. Tenants will have up to 6 months following the expiration of the local emergency to repay any back rent due. Landlords and tenants may mutually work out a payment schedule or arrangements for repayment of rent.

What should I do if I cannot pay the rent or if my landlord tries to evict me?

If you are unable to pay your full rent between March 19, 2020 and May 31, 2020, because of circumstances related to the COVID-19 pandemic, here is what you should do:

1. Do not leave your home.
2. Let your landlord know that you cannot pay full rent because of circumstances related to COVID-19 and try to arrange a payment plan.
3. It is best to alert your landlord before you miss a rental payment.
4. If you miss a rental payment or do not pay your full rent when it is due, your landlord may provide a "Notice to Pay Rent or Quit."
5. If you receive this notice, it is important to inform your landlord that the reason you were not able to pay full rent is because of circumstances related to COVID-19 before the expiration date or deadline listed on the "Notice to Pay Rent or Quit."

What should I do if I receive a notice of an Unlawful Detainer?

If you reach the expiration date listed on the "Notice to Pay Rent or Quit" and are unable to work out a payment plan with your landlord, you may receive a formal eviction or "Unlawful Detainer." This means you may have to go to court to fight the eviction.

It is important to seek legal assistance in responding to any eviction or "Unlawful Detainer" action filed by your landlord. If a tenant is served with Court papers or an Unlawful Detainer action, they should immediately seek legal counsel and assistance in responding to the Unlawful Detainer.

Do not ignore a notice from the Court or Unlawful Detainer notification!

Tenants do not have to leave their units unless they are served with a Sheriff's Order, which happens after the case is heard in Court.

What happens after the emergency moratorium is over?

Under the City's Order, tenants have up to 6 months following the expiration of the local emergency to repay any back rent due. The tenant and landlord may mutually work out a payment schedule or arrangements for repayment of the rent.

The City understands that paying the back rent will still be challenging for many residents and this moratorium is the City's initial step to provide relief to our residents. The City will continue to explore and advocate for rent relief from the State and Federal government.

For questions about the temporary eviction moratorium, you may contact:

Housing Rights Center

Phone - (800) 477-5977

Email - info@housingrightscenter.org

Inland Fair Housing and Mediation Board

Phone – (909) 984-2254

Email – info@ifhmb.com or fairhousing@ifhmb.com

Additional information on the City's Order

1. The Order also suspends initiation of residential and commercial foreclosures during the period of local emergency for people who are unable to pay rent due to circumstances related to the COVID-19 pandemic. As with the eviction moratorium, this does not relieve the obligation to pay unpaid mortgage payments after the period of local emergency. Please check gov.ca.gov for information on mortgage payment relief from the State of California.

2. The Order also suspends:
 - a. the discontinuation or shut off of water service for residents and businesses in the City for non-payment of water and sewer bills
 - b. the imposition of late payment penalties or fees for delinquent water and/or sewer bills
 - c. issuance of parking citations, and
 - d. the imposition of late payment penalties or fees for parking violations through May 31, 2020.

How has the City of Pomona responded to the COVID-19 Pandemic?

Since a March 13th Emergency Closed Session Meeting by the Pomona City Council, the City has taken precautions to prevent the spread of COVID-19 in our community. Measures have included social distancing requirements at the March 16 City Council Meeting, cancelling all Commission and Committee meetings until further notice, and the temporary closure to the public of all City facilities; including City Hall, Pomona PD's Lobby, Pomona Public Library, all community centers (and their respective programs, with the exception of the Senior Meals Program), and, most recently, the closure of City Park amenities and parking lots. Following the guidance from local public health officials for social distancing, the City has closed City park playgrounds, park restrooms, sport courts, and the Palomares Park Skate Park and Phillips Ranch Park's Paw (Dog) Park. Any residents that choose to continue recreating in the parks should practice social distancing and avoid group activities.

The City's COVID-19 FAQ on City Services (www.ci.pomona.ca.us/covid-19) is updated regularly with frequently asked questions on how to contact staff and conduct City business during the closure. Please reference this page and share this valuable resource. Information you may find on the City's FAQ page includes details on, but not limited to:

- Senior meals for pick-up
- Utility payments via our Drop-Box
- Housing Voucher Annual Recertification
- Planning and Building & Safety permits
- Filing Police reports online
- Renewing Business Licenses
- Reporting City tree or landscaping maintenance
- Purchasing Vehicle Parking District parking permits
- Inland Valley Human Society & SPCA
- and much more!

Spanish translation for our website is available through the "Desktop Version" mode. If accessing through your mobile phone, scroll down to select "Desktop Version" and click on the "Select Language" drop-down box on the top left under the menu bar.

We invite the public to stay connected with our local public health authorities, through the web and social media pages of [Los Angeles County](#) and the [Los Angeles County Department of Public Health](#). The City and Pomona Police Department will also post updates through our Facebook, Twitter, and Instagram pages.

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