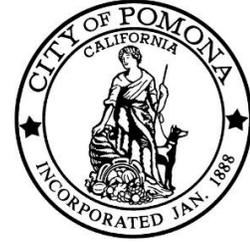


THE CITY OF
POMONA

Office of the City Manager

LINDA C. LOWRY
City Manager



November 25, 2019

Dear Pomona Landlord:

Available records indicate that you are the owner of rental property in the City of Pomona. The purpose of this letter is to make you aware of recently enacted laws from the State of California and the City of Pomona that may affect the rental property that you own.

The City of Pomona and the southern California region in general is experiencing a housing affordability crisis, which is, in part, driving homelessness and residential displacement at an unprecedented scale. A significant portion of Pomona residents are rent burdened, paying over 30% of their income on rent. To address these issues on a statewide level, the California legislature passed the Tenant Protection Act of 2019, Assembly Bill 1482, effective January 1, 2020, which prohibits evictions without “just cause” and prevents owners of rental property from increasing rents each year more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower.

Existing law, the Costa-Hawkins Rental Housing Act, prescribes statewide limits on the application of local rent control with regard to certain properties. That act, among other things, authorizes an owner of residential real property to establish the initial and subsequent rental rates for a dwelling or unit that meets specified criteria, subject to certain limitations.

Due to existing Law, AB 1482, and Pomona Urgency Ordinance 4275, shall not apply to the following types of residential real properties or residential circumstances:

1. Transient and tourist hotel occupancy as defined in subdivision (b) of Section 1940.
2. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.
3. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.
4. Housing accommodations in which the tenant shares bathroom or kitchen facilities with the owner who maintains their principal residence at the residential real property.
5. Single-family owner-occupied residences, including a residence in which the owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit or a junior accessory dwelling unit.

City Hall, 505 South Garey Avenue, Box 660, Pomona, CA 91769 (909) 620-2051

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6. A duplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy.
7. Housing that has been issued a certificate of occupancy within the previous 15 years.
8. Residential real property that is alienable separate from the title to any other dwelling unit, provided that the owner is not any of the following:
 - (a) A real estate investment trust, as defined in Section 856 of the Internal Revenue Code.
 - (b) A corporation.
 - (c) A limited liability company in which at least one member is a corporation.

The provisions of AB 1482 take effect on January 1, 2020. However, on November 4, 2019, the City of Pomona adopted an Urgency Ordinance 4275, which established an immediate prohibition of no-fault evictions through December 31, 2019 for residential property built prior to 2005. After January 1, 2020, all of the provisions of AB 1482 become law throughout the State of California.

Sincerely,

A handwritten signature in black ink that reads "Linda C. Lowry". The signature is written in a cursive, flowing style.

Linda C. Lowry

Attachments:

- 1) AB 1482
- 2) Pomona Urgency Ordinance 4275