

**Pomona Urgency Ordinance No. 4320 and 4329
Relocation Assistance Guidelines**

Under the City of Pomona's Urgency Ordinance Nos. 4320 and 4329 ("Ordinance"), Landlords may be required to provide financial relocation assistance to Tenant households when a termination is categorized as "No Fault."

No Fault Reasons For Eviction

No Fault termination refers to Landlords recovering possession of a unit in order to:

1. Demolish the rental unit;
2. Remove the rental unit permanently from rental housing use;
3. Perform substantial work on the building or buildings housing the rental unit;
4. Use for the occupancy of a resident manager;
5. Use for primary place of residence of the owner or an immediate family member;
6. Recovering possession of a unit where the Tenant requires an occupancy agreement and intake, case management, or counseling as part of the tenancy; or
7. Comply with a government agency's order to vacate and contractual agreements relating to the qualifications of tenancy with a governmental entity

How Much Relocation Assistance is Required?

The amount of relocation fees due to the Tenant by the Landlord depends on whether the Tenant is an *Eligible* or *Qualified* Tenant, the length of tenancy, and the Tenant's income. Relocation Assistance is paid per unit, not per Tenant. For relocation amounts, refer to the Relocation Assistance and the HUD Income Limits charts on page 2.

Qualified Tenant – A Qualified Tenant is any Tenant who on the date of service of the written notice of termination is 62 years of age or older; handicapped, as defined in Section 50072 of the California Health and Safety Code, or disabled, as defined in Title 42 of the United States Code, Section 423; or who has one or more minor dependent children (as determined for federal income tax purposes).

Eligible Tenant – Unless a Tenant is a Qualified Tenant as explained above, the Tenant is an Eligible Tenant and is entitled to receive a relocation assistance amount that depends on length of time in the unit and income.

Income Eligible Tenant – A Tenant whose income is 80 percent or less of the Area Median Income, as adjusted for household size, as defined by the U.S. Department of Housing and Urban Development, regardless of the length of tenancy. Tenants who claim eligibility for relocation assistance based on their income must file a Tenant Household Income Verification Form with the City.

Reduced Relocation Eligible Landlord – If a termination of tenancy of a rental unit is based on No Fault termination grounds, and the Landlord also meets all of the requirements below, they may pay reduced relocation amounts:

1. The building containing the rental unit has four or fewer rental units
2. Landlord has not paid relocation assistance to any Tenant residing at the property within the previous three years
3. The Landlord owns no more than four units of residential property and a single-family home on a separate lot
4. Any eligible relative for whom the Landlord is recovering possession of the rental unit does not own any residential property in the City

Please be advised: This is a brief summary of information related to Pomona's Urgency Ordinance and is not intended to serve as legal advice. Tenants and landlords should consult an attorney for guidance on how the Ordinance applies to their specific situation.

Relocation Assistance Amounts

Tenant Household	Tenants Residing Less Than 3 Years	Tenants Residing More Than 3 Years	Income Eligible Tenants (Regardless of Length of Tenancy)	Reduced Relocation Amounts (For Eligible Landlords Only)
<i>Eligible</i> Tenant Household	\$6,164	\$8,074	\$8,074	\$5,926
<i>Qualified</i> Tenant Household	\$12,998	\$15,377	\$15,377	\$11,960

HUD Income Limits

FY 2025 Low Income Limits (80% of AMI) Los Angeles-Long Beach-Glendale, CA								
	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Income Limit	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950

How and When Shall Landlords Provide Payment?

The Ordinance requires that relocation assistance payments be made as follows:

1. The entire fee shall be paid to a Tenant who is the only Tenant in a rental unit
2. If two or more Tenants occupy a rental unit, then each Tenant shall be paid an equal prorate share of the fee

The Ordinance allows for deductions from the relocation fee as follows:

1. Landlord may deduct all past due rent owed by Tenant during the twelve (12) months prior to termination of tenancy
2. Landlord may deduct any amounts paid for extraordinary wear and tear or damage caused by the Tenant
3. Landlord may deduct for cleaning, or other purposes served by a security deposit as defined by the rental agreement, to the extent the security deposit is insufficient to provide the amounts due for such costs

The Ordinance requires timely relocation assistance payments as follows:

1. Landlord shall pay the first half of the relocation assistance no later than five (5) business days following service of the notice of termination
2. Landlord shall pay the second half of the relocation assistance no later than five (5) business days after the Tenant has vacated the rental unit

Exemptions from Relocation Assistance Payments

Landlords are exempt from paying relocation assistance when:

1. The Tenant received written notice before entering into the tenancy agreement that there was an application or approval to subdivide or convert the property
2. The Landlord seeks to recover the rental unit for a new resident manager, as long as the new manager replaces the current one in the same unit. This exemption does not apply to the Landlord or the Landlord's spouse, children, or parents
3. The Landlord seeks to recover the rental unit to comply with a government order to vacate the building due to hazardous conditions caused by a natural disaster or act of God
4. The Tenant receives relocation assistance from another government agency that is equal to or greater than the amount specified in the Ordinance

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