



"Great Apartments Start Here!"

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October 20, 2025
Via Electronic Mail

Honorable Mayor Tim Sandoval
and the Members of the Pomona City Council
505 South Garey Avenue
Pomona, California 91766

Re: Rent Stabilization, Rental Registry, Just Cause & Relocation Fees – Agenda Item 2

Honorable Mayor Sandoval and Members of the Pomona City Council:

The Apartment Association of Greater Los Angeles (AAGLA) represents nearly 10,000 rental housing providers, including many in Pomona. More than 80% of our members are mom-and-pop owners with 20 or fewer units.

We understand that City Council wants to help renters in light of the recent immigration enforcement activities that have been occurring in various cities within Los Angeles County. According to the recent Rent Brigade report; however, no such activities have resulted in any arrests within Pomona. Yet, we understand that there is widespread concern that some renters' workplaces may have been impacted such as local car washes, construction sites, and restaurants.

The City's help can come in many forms, but the least immediately helpful and most expensive solution would be to create a rental registry. **A rental registry does nothing to help renters who are today faced with falling behind in their rent.** In addition, a rental registry would put the city into even more debt given its existing deficit of \$5.5 million and an expensive rental registry would take away funding that could be better used for direct rental assistance during this heightened financial need by ICE impacted households.

New rental assistance programs have been created by Los Angeles County and Culver City to address current financial needs of renters caused by immigration enforcement activities. As previously stated, the City of Claremont has had a pre-existing rental assistance program for several years that is extremely successful at helping renters maintain their housing in times of need. **Renters need rental assistance to maintain their housing during this pivotal time, not a new bureaucracy that only gathers data and has no direct impact.** There are far less expensive means to gather rental data, such as surveys that the new Rent Stabilization Division within the Neighborhood Services Division could easily be tasked with distributing via the City's existing website.



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According to the June 2025 meeting, **a new rental registry would cost the City between \$1.5 to \$2.5 million each year to run.** Also, it requires an upfront cost of \$730,000 with **\$500,000 coming from general fund reserves** that could otherwise be spent on direct rental assistance. **The remaining \$253,000 coming from American Rescue Plan Act (ARPA) funds that were intended to provide immediate assistance to renters and is why these available funds have an expiration date.** Today is just the tip of the iceberg requiring upfront costs of **\$82,000 for the purchase of software.**

We urge the City Council to consider how many renters' households could be helped TODAY in Pomona by directing those funds to direct rental assistance instead of a rental registry. The average rent for a one-bedroom apartment in properties with 20 or fewer units is \$1,020. **How many renter families could the City Council immediately help with \$730,000 (instead of spending it on startup costs for a rental registry)?**

The issue today based on recent ICE activities is not about whether renters can pay an increased rent. **The issue today is about whether a household can pay the rent at all.** If the City Council is truly concerned with preventing homelessness, then the only correct action that it can take is the immediate creation of a rental assistance program to help those impacted by ICE activities.

Thank you for your time and consideration. Please feel free to reach out to me directly by telephone at (213) 384-4131; Ext. 309 or via electronic mail at janet@aagla.org.

Sincerely,

Janet M. Gagnon

Janet M. Gagnon, Esq.

CC: Daniel Yukelson, Executive Director, Apartment Association of Greater Los Angeles