
Vernon Rental Housing Policy (“VRHP”)

Pursuant to Ordinance 1183, the Vernon Housing Commission (“VHC”) recommends to the Vernon City Council (“VCC”) that the VCC adopt the following Rental Housing Policy, to be applied to all housing owned by the City of Vernon and leased to the public.

1. **Fair Housing**: The City of Vernon is committed to managing its City-owned housing at the highest levels of fairness and impartiality. At a minimum, the City of Vernon shall comply with all applicable federal and state fair housing laws, including the federal Fair Housing Act, as amended, 42 U.S.C. 3601 et seq., and the California Fair Employment and Housing Act, Cal. Gov’t Code § 12955 et seq. (“FEHA”).

2. **“Market” Rents**: Subject to the provisions of paragraph six below, all rents charged by the City of Vernon shall be based on a “market” valuation, as determined by multiple independent sources. In setting a “market” value, the VHC should remain sensitive to the unique industrial and commercial character of the City of Vernon, including various environmental realities that are inherent in the City of Vernon. The VHC should also remain sensitive to the limited number of residential resources that the City of Vernon provides, as compared to other locales. Finally, to the extent reasonably practicable, when setting a “market” value for any particular rental unit, an individualized assessment of the particular rental unit shall be taken into account.

3. **Length of Tenancy**: All new leases shall be for a term of one (1) year. Renewal(s) of leases shall be for a term no longer than one (1) year, without limitation on the number of renewals, so long as a leasee is in good standing.

4. **Renewal of Existing Leases**: Per Ordinance 1183, any lease for a term or month-to-month tenancy in effect as of the effective date of Ordinance 1183 shall have a right to renew his or her lease or tenancy consistent with the terms and conditions established by the VRHP. Any month-to-month tenancy shall also have the right to convert such tenancy into a lease for a term, consistent with the requirements of section three above. ►►►►►►►►

5. **Terms and Conditions:** The terms and conditions of all tenancies shall be neutral, fair and reasonable, and shall be based on appropriate standards for private residential tenancies. To the extent reasonably practicable, terms and conditions should take into account any factors that may be present in the City of Vernon and that may not be present elsewhere. All leases for City-owned residences shall contain a right of first refusal to purchase the residence if the residence is offered for sale.

6. **Transition for Existing Tenants:** To the extent any existing tenancy is not in compliance with the VRHP, the VHC shall adopt procedures to bring all such tenancies into compliance. To avoid undue hardship on existing tenants, transitional procedures shall allow for a reasonable period of time to achieve full compliance with the VRHP. To the extent any individual leasee has a particularized hardship, the VHC shall adopt procedures to allow an individual leasee to appeal to the VHC so that any particularized hardship may be addressed in an equitable manner and to avoid any undue hardship for any particular leasee.

7. **Implementation:** The VHC shall promulgate such procedures as may be appropriate and/or necessary to implement and maintain the VRHP.