



Agenda
City of Vernon
Regular Vernon Housing Commission Meeting
Wednesday, December 8, 2021, 6:00 PM
Remote Location Via Zoom

Steven Froberg, Chair
Juliet Goff, Vice Chair
Ronit Edry, Commissioner
Steve Hermon, Commissioner
Leticia Lopez, Commissioner
Jorge Nevarez Jr., Commissioner
Marlene Ybarra, Commissioner

SPECIAL REMOTE PROTOCOLS

Assembly Bill 361 (AB 361) authorizes public meetings to take place via teleconference because State and Local officials are recommending measures to promote social distancing. This meeting will be conducted entirely by remote participation via Zoom Webinar.

The public is encouraged to view the meeting at <https://www.cityofvernon.org/webinar-vhc> or by calling (408) 638-0968, Meeting ID 821-3757-7068#. You may address the Commission via Zoom or submit comments to PublicComment@ci.vernon.ca.us with the meeting date and item number in the subject line.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF THE AGENDA

PUBLIC COMMENT

At this time the public is encouraged to address the Vernon Housing Commission on any matter that is within the subject matter jurisdiction of the Commission. The public will also be given a chance to comment on matters which are on the posted agenda during Commission deliberation on those specific matters.

CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion. Items may be removed from the Consent Calendar by any member of the Commission. Those items removed will be considered immediately after the Consent Calendar.

1. City Clerk

[Approval of Minutes](#)

Recommendation:

Approve the September 8, 2021 Regular Vernon Housing Commission meeting minutes.

[1. 20210908 VHC Minutes](#)

PRESENTATIONS

2. Public Works

[Quarterly City Housing Report](#)

Recommendation:

Receive and file the December 2021 Quarterly Housing Report.

NEW BUSINESS

3. Public Works

[Vernon Housing Element Update](#)

Recommendation:

A. Discuss the draft Housing Element update; and

B. Recommend the City Council adopt the draft Housing Element update

[1. Draft City of Vernon Housing Element](#)

4. Public Works

[City of Vernon Housing Unit Rental Rates](#)

Recommendation:

In light of the unforeseen impacts of the COVID-19 pandemic, and the 4% increase in the Consumer Price Index for all urban consumers this year, staff requests guidance from the Vernon Housing Commission on whether to: a) Increase rental rates for City-owned residential units by 3% for calendar year 2022 in accordance with Resolution No. VHC-8, or b) Waive rental rate increases for calendar year 2022.

[1. Resolution No. VHC-8](#)

[2. VHC Agenda Item Report on Establishment of Rental Rates](#)

[3. HUD FMR Rates FY 2021](#)

[4. Consumer Price Index October 2021](#)

5. Public Works

[Permanent Local Housing Allocation Application to the Department of Housing and Community Development](#)

Recommendation:

Recommend the City Council approve and authorize the submittal of a Permanent Local Housing Allocation (PLHA) Program application to the California Department of Housing and Community Development.

[1. Appendix C of PLHA NOFA](#)

[2. PLHA Plan](#)

[3. PLHA Program Application](#)

6. Public Works

[City-Owned Housing Vacancies and Future Housing Lotteries](#)

Recommendation:

Discuss current vacancies in City-owned housing stock and provide direction to staff to proceed with housing lotteries.

ORAL REPORTS

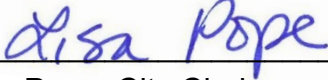
Brief reports, announcements, or directives to staff.

Next regular meeting: Wednesday, March 9, 2022, at 6:00 p.m.

ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted in accordance with applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours prior to the meeting.

Dated this 4th day of December, 2021.

By: 
Lisa Pope, City Clerk

Vernon Housing Commission Agenda Item Report

Submitted by: Sandra Dolson
Submitting Department: City Clerk
Meeting Date: December 8, 2021

SUBJECT

Approval of Minutes

Recommendation:

Approve the September 8, 2021 Regular Vernon Housing Commission meeting minutes.

Background:

Staff has prepared and hereby submits the minutes for approval.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

1. [20210908 VHC Minutes](#)

**MINUTES
VERNON HOUSING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 8, 2021
COUNCIL CHAMBER, 4305 SANTA FE AVENUE**

CALL TO ORDER

Vice Chair Froberg called the meeting to order at 6:02 p.m.

FLAG SALUTE

Vice Chair Froberg led the Flag Salute.

ROLL CALL

PRESENT: Steven Froberg, Vice Chair (via remote access)
Juliet Goff, Commissioner (via remote access)
Steve Hermon, Commissioner (via remote access)
Leticia Lopez, Commissioner (via remote Access)
Jorge Nevarez, Jr., Commissioner (via remote access)
Marlene Ybarra, Commissioner (via remote access)

ABSENT: Ronit Edry, Commissioner

STAFF PRESENT:

Angela Kimmey, Acting Deputy City Administrator (via remote access)
Dan Wall, Public Works Director (via remote access)
Zaynah Moussa, Interim City Attorney (via remote access)
Lisa Pope, City Clerk (via remote access)

APPROVAL OF THE AGENDA

MOTION

Vice Chair Froberg moved and Commissioner Nevarez seconded a motion to approve the agenda. The question was called and the motion carried 6-0, Commissioner Edry absent.

PUBLIC COMMENT

None.

PRESENTATIONS

1. Selection of Chair and Vice Chair

Recommendation: Select one member to serve as Chair and one member to serve as Vice Chair for the term ending June 30, 2022.

City Clerk Pope presented the staff report.

MOTION

Commissioner Ybarra moved and Commissioner Lopez seconded a motion to select Steven Froberg to serve as Chair. The question was called and the motion carried 6-0, Commissioner Edry absent.

MOTION

Commissioner Lopez moved and Chair Froberg seconded a motion to select Juliet Goff to serve as Vice Chair. The question was called and the motion carried 6-0, Commissioner Edry absent.

2. Housing Element Update Overview

Recommendation: This is a presentation only. No action is required by the Commission.

Public Works Director Wall presented the item.

In response to Commission questions, Public Works Director Wall explained the Regional Housing Needs Assessment (RHNA) allocation.

3. Quarterly City Housing Report

Recommendation: Receive and file the September 2021 Quarterly Housing Report.

Public Works Director Wall presented the report.

MOTION

Commissioner Hermon moved and Commissioner Lopez seconded a motion to receive and file the report. The question was called and the motion carried 6-0, Commissioner Edry absent.

CONSENT CALENDAR

MOTION

Commission Hermon moved and Chair Froberg seconded a motion to approve the Consent Calendar. The question was called and the motion carried. 6-0, Commissioner Edry absent.

The Consent Calendar consisted of the following items:

4. Approval of Minutes

Recommendation: Approve the June 9, 2021 Regular Vernon Housing Commission meeting minutes.

5. Update on Temporary Emergency Eviction Moratoria and COVID-19 Renter/Landlord Legislation

Recommendation: Receive and file the update.

ORAL REPORTS

Acting Deputy City Administrator Kimmey announced that because of several considerations surrounding the City's Housing Element, the City would be pausing its consideration of a Business Priority Housing Policy, and temporarily pausing housing lotteries and the placement of tenants in vacant units.

Public Works Director Wall explained that the City abided by the appliance policy adopted by the Commission at its January 2021 meeting. He announced National Clean Up Day on September 18, 2021.

ADJOURNMENT

With no further business, Chair Froberg adjourned the meeting at 6:30 p.m.

STEVEN FROBERG, Chair

ATTEST:

LISA POPE, City Clerk
(seal)

Vernon Housing Commission Agenda Item Report

Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: December 8, 2021

SUBJECT

Quarterly City Housing Report

Recommendation:

Receive and file the December 2021 Quarterly Housing Report.

Background:

Staff will present the Quarterly City Housing Report for the period from September 2021 through November 2021. The report highlights rent, occupancy, inspections and repairs. In conjunction with the quarterly update, City staff will provide the Commission a summary of housing related inquiries.

Fiscal Impact:

There is no fiscal impact associated with the report.

Attachments:

None.

Vernon Housing Commission Agenda Item Report

Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: December 8, 2021

SUBJECT

Vernon Housing Element Update

Recommendation:

- A. Discuss the draft Housing Element update; and
- B. Recommend the City Council adopt the draft Housing Element update

Background:

California State Law requires every city and county to adopt a General Plan that contains these seven elements: land use, circulation, housing, conservation, safety, open space, and noise. The State requires that cities and counties update their Housing Elements every eight (8) years. The Housing Element is subject to detailed statutory requirements and mandatory review by the California Department of Housing and Community Development.

The draft Housing Element update includes the following required sections:

- A detailed analysis of Vernon's demographic, economic, and housing characteristics;
- A comprehensive analysis of constraints to producing and preserving housing;
- A review of the City's progress in implementing housing policies and programs;
- An identification of goals, objectives, and policies, to implement the vision of the plan; and
- A list of sites that could accommodate new housing, demonstrating the City's ability to meet its Regional Housing Needs Allocation (RHNA).

Pursuant to Vernon Municipal Code Section 2.125, it is the Commission's duty to advise the City Council with respect to all matters relevant to the Housing Element. As such, staff requests that the Commission recommend the City Council adopt the Housing Element update.

Fiscal Impact:

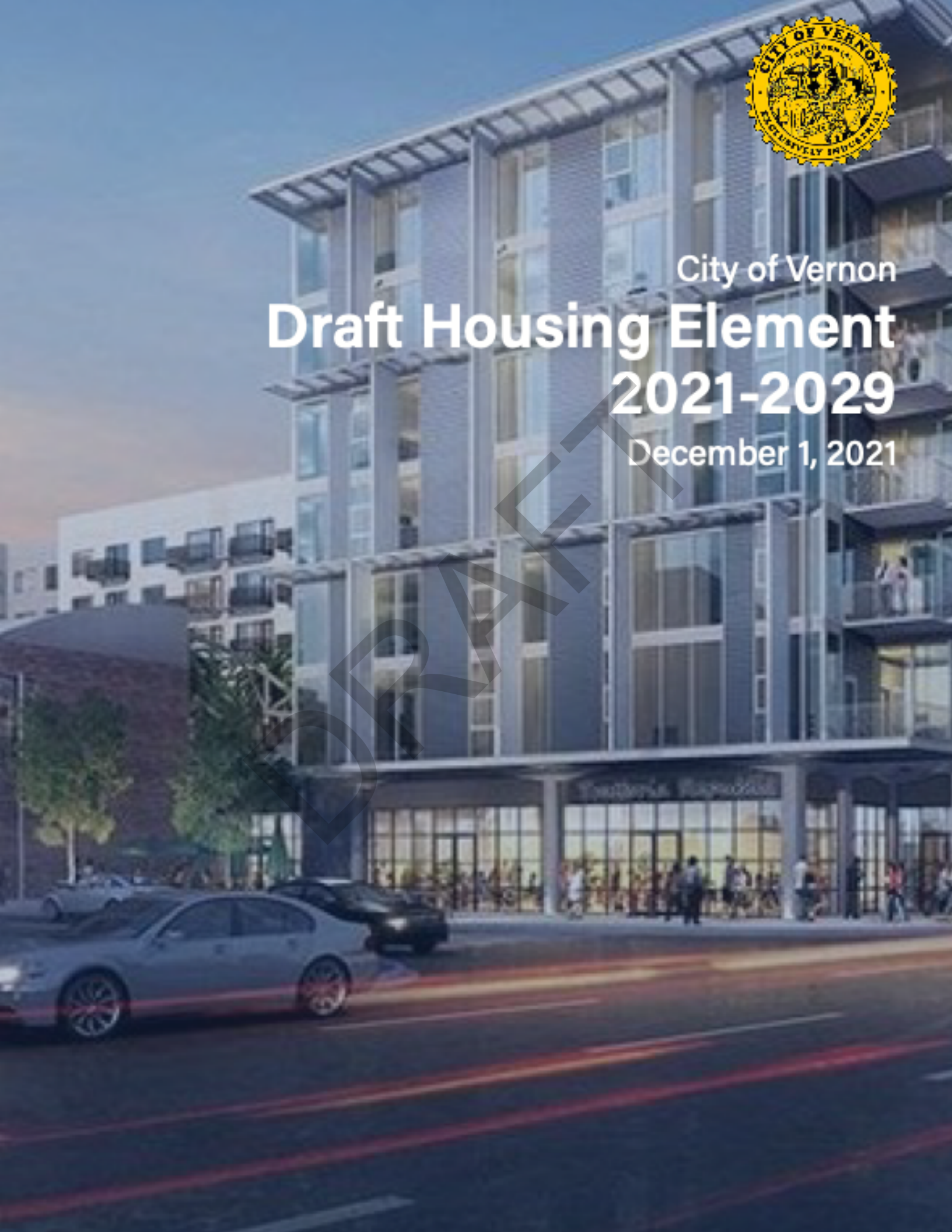
There is no fiscal impact associated with this report.

Attachments:

1. [Draft Housing Element](#)



City of Vernon
Draft Housing Element
2021-2029
December 1, 2021



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Acknowledgements

City Council

Melissa Ybarra, Mayor
William Davis, Mayor Pro Tem
Leticia Lopez, Councilmember
Crystal Larios, Councilmember
Judith Merlo, Councilmember

City Staff

Carlos Fandino, City Administrator
Daniel Wall, P.E., Public Works Director
Manuel Garcia, Public Works Deputy Director
Angela Kimmey, Acting Deputy City Administrator

Consultants

The Arroyo Group
Impact Sciences

Cover Image Credit

Steinberg Architects

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Introduction

Originally a residential community, Vernon has been a primarily, almost exclusively industrial city since the 1920's. Though over the last century there has been a transition from manufacturing toward distribution, new residential was hardly developed until a new affordable development was constructed in 2015 as a part of good governance reforms. Now, in order to ensure the long-term stability and transparency of local government in Vernon, and to capitalize upon changing economic dynamics in the residential, office, retail and manufacturing markets, the City is planning its next evolution into a community which remains a center of production, yet welcomes more residents into its borders in specific mixed-use areas defined within the Westside of the City.

The City of Vernon's 2021-2029 Housing Element arises in the middle of this shift, as a blueprint for how the City can enact this transformation over the next eight years in keeping with the City's General Plan and all of the legal requirements from the State of California.

Statutory Authority/Requirements

The Vernon Housing Element is an element of the General Plan required by State law to address current and future housing needs in the City (Government Code Section 65583). State law requires that Housing Elements address the following issues:

- Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.
- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts to provide opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.

The previous Housing Element covers from October 15, 2013 through October 15, 2021 and is part of the State's fifth cycle of Housing Element updates.

This 6th Cycle Housing Element sets policy from October 15, 2021 through October 15, 2029, defining how the city will meet requirements from the Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG). Specifically, the RHNA calls for nine units to be added during the 2021-2029 planning period.

The California Department of Housing and Community Development (HCD) is the State Agency responsible for ensuring that State housing law is being implemented at the local level. This includes review and approval of this Housing Element.

Relationship to Other General Plan Elements

The City of Vernon's adopted General Plan Elements include the following:

- The **Land Use Element** lays out the location and distribution of existing development and permitted land uses in the City.
- The **Circulation and Infrastructure Element** identifies the planned development of the City's transportation system and all infrastructure needs.
- The **Resources Element** promotes the conservation, development, and sustainable use of natural and cultural resources. It also addresses air quality, water quality and global warming.
- The **Noise Element** provides policy guidelines for controlling the noise environment in the City.
- The **Safety Element** addresses natural hazards, such as seismic events, and human-caused hazards, such as industrial fires.

State law requires that local general plans be internally consistent. As such, policies and programs in this Housing Element must be reflected in the other General Plan Elements when appropriate. For example, the Land Use Element helps implement housing policy since it determines where housing should be located and how it should look. The other elements of the General Plan directly and indirectly impact how housing develops. This includes policies for controlling noise, air quality and traffic, which affect the suitability and livability of housing.

Public Participation

California law requires local governments to incorporate public input when developing a Housing Element. Specifically, Government Code section 65583(c)(7) says "that the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

The City of Vernon has reached out to the community to define the City's housing needs and how to address them. Given the unique makeup of Vernon's community and the vastly different efforts related to new housing and mixed-use development on the Westside of the City and the maintenance of the City's existing housing stock, the outreach process this Element has run on two tracks:

- **Westside Specific Plan Stakeholders Advisory Committee.** The development of the Westside Specific Plan has been closely coordinated with a Stakeholders Advisory Committee composed of City Council representatives, the Chamber of Commerce, business owners, property owners and brokers. In fall 2020, The Arroyo Group conducted individual interviews with eighteen potential members of the Committee. Since early 2021, when the Committee was formed, five two-hour meetings have been held. Topics of the five meetings have been:
 - Meeting #1 organized the committee and presented the baseline studies, including four areas under consideration for mixed-use development, including residential.
 - Meetings #2 and #3 established recommended goals for the project. While the primary goal was to reinvigorate Vernon's competitive advantage as a center of production, another key goal recommended by the Committee was to increase the residential population of the City. These meetings also recommended three study areas for mixed-use development: Santa Fe North, Santa Fe South, and Pacific/Hampton, and stated the Committee's opinion that housing on Santa Fe Avenue could not be undertaken without transportation and streetscape changes that would create a more suitable environment.
 - Meeting #4 involved a robust discussion of transportation changes that could be made to achieve the objective of a more suitable Santa Fe Avenue for mixed-use development.
 - Meeting #5 presented concepts for catalytic development projects, including residential projects on the Westside of the City.

As demonstrated by the topics of discussion of the five stakeholder meetings, stakeholder concerns about new housing have been taken into account at every step along the way, resulting in sufficient direction to prepare this Housing Element's

recommendations related to new housing on the Westside of the City. Minutes from Westside Specific Plan Stakeholder Advisory Committee meetings are included in Appendix F.

- **Housing Commission Meeting.** City staff and The Arroyo Group are conducting a meeting with the Housing Commission on December 8, 2021 to discuss the draft Housing Plan (Goals, Policies, Programs, and Sites). The Housing Commission consists of seven members (currently three business representatives, three resident representatives and one employee representative) who provide open and transparent management of the City's housing units. Minutes from the Housing Commission meeting will be included in Appendix F. Key takeaways from the Housing Commission meeting included **TBD.**

Public comment period on the draft Housing Element will last from December 5, 2021 to January 19, 2022 after which time the draft Element will be sent to HCD. Following HCD review of the draft Element, the Vernon City Council will conduct public hearings and adopt this Housing Element.

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Goals and Policies

Vernon is a unique community with a unique housing stock and history. Originally a residential and agricultural community known as Vernondale in the late nineteenth century, Vernon has been known over the past century as an “exclusively” industrial city with only a small number of housing units, which were mostly owned by the City. This housing arrangement aided leaders John B. Leonis, James and Thomas Furlong, and their descendants in maintaining control over the City for many decades. While the practices used by these leaders have been extinct since the City’s 2010 good governance reforms, the small number of voters in the City continues to present a long-term threat to professional and stable citizen governance. In response, a new housing development was constructed in 2015, and during this 6th Cycle, the City will further encourage housing development to increase the voting population.

New housing will also create a more prosperous and resilient city. As the economic climate in Southern California has changed in recent decades, manufacturing and production-related uses have been increasingly displaced by trucking and distribution uses which create less jobs than their predecessors, provide less utility revenue to the City, and generate greater demands on public infrastructure. However, local industrial production is being revived in mixed-use districts with places where people come together to design, create and do business. Residential and live/work uses form part of the supportive mix of such districts, which Vernon seeks to create in specific portions of the Westside of the City.

While Vernon will continue to exist as a predominantly industrial City, a new vision for housing is also being pursued. This vision is illustrated by the following four goals to this 2021-2029 Housing Element:

- **Goal 1:** New, quality housing to attract and accommodate a broad, diverse and engaged citizenry.
- **Goal 2:** Attractive, livable and healthy environments for residential uses.
- **Goal 3:** Decent, safe and sanitary construction and maintenance of all housing units in the City.
- **Goal 4:** Diversity, transparency and equal housing opportunity in the ownership and occupancy of the City’s housing stock.

Figure 1 presents the policies and programs that will implement these goals.

Goal	Policy	Applicable Program(s)
1. New, quality housing to attract and accommodate a broad, diverse and engaged citizenry.	Policy 1.1. Adopt a Westside Specific Plan which provides for the construction of new multifamily housing in suitable areas.	Program 8. Westside Specific Plan
	Policy 1.2. Encourage the development of appropriately placed new affordable and market-rate housing through regulatory and financial incentives, when necessary.	Program 8. Westside Specific Plan Program 10. Civic Center Residential Development Program 14. Housing Grant Application Working Group
	Policy 1.3. Launch a marketing effort to reveal the new attitude of the City of Vernon as a community which welcomes and supports new residential development.	Program 9. Westside Specific Plan Marketing
	Policy 1.4. Introduce new residential development on available City-owned property to catalyze the market for future development.	Program 10. Civic Center Residential Development
	Policy 1.5. Allow for modest increases in the density of existing housing sites.	Program 11. Medium-Density Residential Zoning Program 12. Accessory Dwelling Unit Ordinance
	Policy 1.6. Create a residential zoning district to bring existing housing units into conformance with the zoning code.	Program 11. Medium-Density Residential Zoning
	Policy 1.7. Permit the development of caretaker housing units on industrial properties when they do not provide a hazard to the health and safety of their residents.	Program 13. Caretaker Housing
2. Attractive, livable and healthy environments for residential uses.	Policy 2.1. Strategically locate housing sites and implement appropriate land use regulations for areas targeted for new housing so as to minimize noise, vibration, smoke, noxious gases, glare, heat, dust, odors, air pollution, and other adverse impacts associated with industrial uses, slaughtering and rendering uses, businesses that release toxic materials, and trucking and railroad facilities and routes.	Program 8. Westside Specific Plan
	Policy 2.2. Encourage development of mixed-use districts which provide adequate amenities for targeted population(s).	Program 8. Westside Specific Plan
	Policy 2.3. Promote street design adjacent to residential development which ameliorates noise, vibration and other impacts of freight travel and increases shade canopy.	Program 8. Westside Specific Plan
	Policy 2.4. Pursue grants and funding sources to remediate contaminated potential housing sites in the City.	Program 14. Housing Grant Application Working Group
	Policy 2.5. Require the development of private recreation amenities within large residential projects.	Program 8. Westside Specific Plan

3. Decent, safe and sanitary construction and maintenance of all housing units in the City.	Policy 3.1. Enforce all relevant building and zoning codes to ensure that all residential units are adequately maintained and protected.	Program 2. Code Enforcement
	Policy 3.2. Continue enforcement of environmental safety regulations to ensure that all residential units are adequately maintained and protected.	Program 6. Environmental Safety Enforcement
	Policy 3.3. Require any new residential units or those undergoing a major alteration to be equipped with air filtration systems (such as HVAC systems) and sound insulation (such as dual-paned windows) to protect residents from exposure to adverse environmental conditions.	Program 1. Maintenance of City-Owned Residences
	Policy 3.4. Mitigate any residential displacement impacts occurring from housing demolition.	
	Policy 3.5. Provide for the retention of housing units in the City that are physically and environmentally sound.	Program 1. Maintenance of City-Owned Residences Program 3. Preservation of At-Risk Housing
	Policy 3.6. Accommodate the needs of disabled residents through the adopted reasonable accommodation procedure.	Program 4. Housing Opportunities for Residents with Special Needs
4. Diversity, transparency and equal housing opportunity in the ownership and occupancy of the City's housing stock.	Policy 4.1. Prohibit discrimination and ensure transparency in the leasing and sales of housing in the City, particularly City-owned housing.	Program 7. Equal Housing Opportunity
	Policy 4.2. Ensure transparency in the selection and approval of tenants of City-owned housing.	Program 7. Equal Housing Opportunity Program 14. Housing Lottery
	Policy 4.3. Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing and single-room occupancy units.	Program 4. Housing Opportunities for Residents with Special Needs
	Policy 4.4. Encourage the development of housing specifically for employees of Vernon businesses, while protecting against overconcentrations of housing by any one business.	Program 16. Employee Workforce Housing Program 13. Caretaker Housing
	Policy 4.5. Encourage homeownership, reasonable rent increases and other measures to promote the stability of the full-time resident population.	Program 8. Westside Specific Plan Marketing
	Policy 4.6. Preserve the affordability of existing covenanted affordable housing units in the City.	Program 3. Preservation of At-Risk Housing
	Policy 4.7. Consider options to transfer the City's housing stock to small-scale private ownership, including potential purchase by existing tenants.	Program 17. City-Owned Housing Disposition Study

*Figure 1.
Housing Element Goals & Policies*

Quantified Objectives

Based on the needs, resources, and constraints in the City of Vernon, the following objectives represent the City’s objectives for addressing its housing challenges. The “New Construction” objective refers to the minimum number of new units that will be constructed using public and/or private sources over the 2021-2029 planning period. This corresponds to the City’s Regional Housing Needs Assessment (RHNA) assigned by the Southern California Association of Governments in 2020. The “Rehabilitation” objective refers to the number of existing units expected to be rehabilitated during the 6th Cycle. The “Conservation/Preservation” objective refers to the preservation of affordable housing stock throughout the 6th Cycle planning period.

6 th Cycle Housing Element Objectives			
Income Category	New Construction (2021-2029)	Rehabilitation (2021-2029)	Conservation/Preservation (2021-2029)
Very Low	5 units	2 City-owned housing units will be rehabilitated due to age	All existing covenanted affordable housing units will be preserved
Low	4 units		
Moderate	0 units		
Above Moderate	0 units		
Total	9 units		

Figure 2.

Source: City of Vernon, 2021.

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Housing Programs

To implement the City's housing policies, 17 programs have been defined that will advance all the City's housing goals. As illustrated in Figure 1, these programs tie back to the goals and the policies that provide the backbone of the City's housing strategy.

An overview of each of the 17 programs is given below; detailed descriptions of each program, with action plans, are given in Appendix E.

Program 1: Maintenance of City-Owned Residences. The City owns 26 housing units in Vernon, all of which are rented. The City is responsible for the maintenance and upkeep of these units. All City-owned units were determined to be in good repair. The City of Vernon recently renovated 24 of their 26 City-owned units. The remaining two units, though they are in good, habitable condition, will be renovated due to age over the next eight-year planning period. The City will continue to provide maintenance to these units, thus ensuring upkeep for Vernon's City-Owned housing stock.

Program 2: Vernon Code Enforcement Program. As additional privately-owned residential units are built in Vernon the need for code enforcement will increase. At the conclusion of the 6th Cycle, the City will review the need to dedicate additional staff time to code enforcement.

Program 3: Preservation of At-Risk Housing. There is one affordable family housing development in the City of Vernon funded through Low-Income Housing Tax Credits (LIHTC). This development, the Vernon Village Park Apartments, is not at risk of conversion to market rate housing since the development was completed in 2015. Vernon Village Park Apartments will not be eligible to convert to market rate housing until 2070.

Program 4: Housing Opportunities for Residents with Special Needs. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. The City has adopted procedures in their Zoning Ordinance for housing for persons with disabilities and will provide information to residents through the City's website.

Program 5: Priority Water and Sewer Services. In accordance with Government Code Section 65589.7, after the Vernon Housing Element is adopted by City Council, a copy will be immediately delivered to all public

agencies or private entities that provide water or sewer services to properties within Vernon.

Program 6: Environmental Safety Enforcement. The City will continue to enforce health and environmental safety regulations of industrial businesses through its Health Department which can help protect nearby residents.

Program 7: Equal Housing Opportunity Program. The City shall take meaningful actions to address significant disparities in housing needs and access to opportunity for all persons regardless of all characteristics protected by the California Fair Employment and Housing Act. Actions include publicizing information about fair housing law, referring complaints, and training property owners and managers about responsible management of environmental hazards.

Program 8: Westside Specific Plan. The City is preparing the Westside Specific Plan which will enable residential and mixed-use development in focused areas within the Westside of the City. Multifamily residential development of 3-7 stories in height will be permitted by-right, and infrastructure and environmental standards will be put into place to facilitate the development of housing within the targeted areas.

Program 9: Westside Specific Plan Marketing. After the City of Vernon completes the Westside Specific Plan the City will initiate a Westside Specific Marketing program to inform developers of the new opportunity that will exist on the Westside of the City. This Marketing program aims to market the Westside of Vernon as a new center for urban multifamily residential and mixed-use development.

Program 10: Civic Center Residential Development. Through this program the City will put out a request for proposals (RFP) for the Petrelli/City Yard site for a mixed-use development per Surplus Land Act guidelines. The City desires to maximize the amount of housing provided on site and envisions a mid-rise residential development with approximately 325 residential units, with 25% being affordable to residents earning 80 percent of the area median income or lower.

Program 11: Medium Density Residential Zoning. A large amount of housing in the City of Vernon is situated on land not zoned for residential uses. This program includes adopting a zoning designation to make all existing housing conforming. In addition, the program will allow a few units to be built per property. In most cases, the new residential zoning capacity of the housing sites will be greater than the number of existing residential units on the sites.

Program 12: Accessory Dwelling Unit Ordinance. The City of Vernon will develop and adopt an ADU ordinance within the sixth cycle planning period. The ADU ordinance will be in conformance with State law and encourage accessory dwelling unit construction.

Program 13: Caretaker Housing. Industrial businesses in Vernon have with regularity expressed interest in permitting caretaker housing units to be constructed on their properties. The City will adopt a code amendment to allow caretaker housing to be constructed on industrial properties in appropriate locations throughout the City, as long as such housing does not injure the health and welfare of residents or other industrial users.

Program 14: Housing Lottery. Since the institution of the City's good governance reforms in the early 2010's, the City has used a lottery system to guide the lease-up of vacant City-owned residential units. The City will continue to administer this lottery system throughout the sixth cycle period.

Program 15: Housing Grant Application Working Group. The City desires to seek out grants that can expand revenue for important housing programs while providing more financial flexibility for General Fund revenues. As opportunities arise, the City will form a interdepartmental working group to identify unmet housing needs and focus on appropriate regional grant opportunities.

Program 16: Employee Workforce Housing. The Public Works Department will inform local business owners of their ability to develop employee workforce housing their employees. It will cooperate with business owners that seek to develop employee housing in the City, while also ensuring that such housing does not comprise an overconcentration of residents employed by any one business in the electorate of the City.

Program 17: City-Owned Housing Disposition Study. To provide long-term protection against any mismanagement of City-owned housing and provide opportunities for equity building, the City will undertake a study to consider the sale of city-owned housing units including the sale of these units to current tenants. The study would address the legal and financial constraints on such actions and provide guidelines for the appropriate prices at which units could be disposed.

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Appendix A: Housing Needs

This section is under development.

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Appendix B: Constraints to Future Housing Development

This section is under development.

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Appendix C: Housing Resources

Planning, financing, developing, and operating housing requires resources of many varieties, such as land, financial, and human resources. This Appendix summarizes the City’s requirement for adding housing within the City of Vernon, identifies sites on which that requirement can be accommodated, identifies resources to financing new housing, recognizes City policies and programs that will impact housing development, and discusses opportunities for energy conservation.

Future Housing Needs

State law requires that each community build a certain number of new housing units to keep up with the region’s housing need. The Southern California Association of Governments (SCAG) 6th Housing Element Cycle Regional Housing Needs Allocation (RHNA) for the City of Vernon is nine (9) units. This section discusses the City of Vernon’s ability to accommodate their RHNA during the eight-year planning period.

RHNA Requirement & Adequacy of the Sites Inventory

The RHNA covers the planning period from June 30, 2021, through October 15, 2029. The City of Vernon must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

The City of Vernon’s required nine RHNA units are split between the very low- and low-income levels as seen in Figure C-1.

City of Vernon 6 th Cycle Regional Housing Needs Allocation	
Income Level	Units
Very-Low Income (<50% of AMI)	5
Low-Income (50 to 80% of AMI)	4
Moderate-Income (80 to 120% of AMI)	0
Above Moderate Income (>120% of AMI)	0
Total	9

Figure C-1.

Source: Southern California Association of Governments.

Housing Site: 2323 E Vernon Ave

2323 E. Vernon Ave. is a four-acre site adjacent to Vernon City Hall and Furlong Place, a residential community of ten homes. Like City Hall and Furlong Place, it is owned by the City of Vernon, which leases a portion of the site to Petrelli Electric, a power line maintenance and construction company based in Agua Dulce (near Santa Clarita) which uses the site for a small office and storage of vehicles and equipment for its operations in the central Los Angeles area. The lease is month-to-month and the City has informed the tenant of its intention to redevelop the property. The rear of the property is used as a storage yard for City vehicles. However, the City has identified other appropriate storage locations where it plans to reaccommodate its fleet.

The site is located within the Westside Specific Plan and will be zoned for by-right housing development. Additionally, as expressed in Program #10, the City will issue an RFP for the residential development of this site. The RFP will be conducted pursuant to the requirements of the Surplus Land Act. Environmental constraints include the presence of an underground water well on the rear portion of the site. However, the site has good vehicular access and is fully provisioned with utility services. Abutting uses to the west are an office building and the abutting use to the north, while a logistics facility, orients its truck activities further away from this site. The site possesses all basic utility services including water, sewer, storm drain, electrical service, gas, and broadband internet.

Based on the type of development located next door on Furlong Place, the site can accommodate the construction of twenty small lot single-family homes on the front two acres of land which do not interfere with the well. Given that the site would be developed pursuant to the Surplus Land Act, first opportunity would be given to an affordable housing developer to acquire the site. While single-family homes are not typically affordable, there are a number of affordable housing developers which develop bungalow courts and other single-family development types which can achieve unit sizes and development costs similar to those of an ADU (See Figure C-2). If the land is provided for free or at a discount, such projects can be sold or rented at lower-income prices without need for additional public subsidy. Given the intense housing crisis in Southern California, we anticipate strong demand for these units when offered at these prices. For this reason the Element claims realistic capacity for 20 low-income units on the site.

Small Affordable Housing Developments				
Development	Type	Units	Income Restriction	Population
11909 Willowbrook Avenue – Restore Neighborhoods LA	Bungalow Courts	7	50% or below AMI	Unhoused
South Los Angeles Bungalow Court – Restore Neighborhoods LA	Bungalow Courts	8	30% or below AMI	Unhoused

Figure C-2.

Source: *Urbanize Los Angeles, Curbed LA.*

While the single-family concept presents a feasible development potential, the City's desire is to maximize the number of units feasible on the site. The Arroyo Group, Lorcan O' Herlihy (LOHA) Architects and HR&A Advisors identified and evaluated a development concept for the site with 325 residential units and a small amount of ground-floor commercial space in a seven-story podium structure. Per Surplus Land Act guidelines, 25% of the units would be covenanted as affordable to lower-income households. The concept assumed that the development team would assume the cost to move the existing water well (\$5.3 million) and pay for streetscape improvements (\$0.8 million). Despite the costs and affordable housing requirements, a residual land value of \$7 million would still result, making the development feasible, since the City would be willing to sell or lease the land for less than market value.

Zoning for a Variety of Housing Types

The City of Vernon's housing element must identify and analyze sites with appropriate zoning that will encourage and facilitate a variety of housing types.

Emergency Shelters

Emergency shelters will be permitted by right in the City's Santa Fe North zone, as identified in the Westside Specific Plan (Program #8). Within this zone the residential uses permitted are anticipated to be live-work units and emergency shelters. The Santa Fe North zone is currently occupied by many old vacant buildings that have the potential to be converted into shelters for unhoused residents. Additionally, The Santa Fe North zone is in close proximity to public transit and the streetscape within this zone will be improved through the Westside Specific Plan. Emergency Shelters permitted by right in the City's Santa Fe North zone can accommodate up to 40 beds per shelter. A review of

similar emergency shelters within the Los Angeles region reveals that a 40 bed emergency shelter takes up approximately .27 acres. Lots in the Santa Fe North zone range from .07 to 2.87 acres. As such, the area can accommodate its sufficient capacity of emergency shelters to serve the homeless population in the City of Vernon, which was last counted at 70 individuals during the 2020 LAHSA Homeless Count.

Transitional and Supportive Housing

According to State Government Code Section 65583(a)(4 & 5), transitional and supportive housing are considered residential uses and subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. Vernon Municipal Code 26.4.6-4 explicitly permits supportive and transitional housing in the Housing Overlay Zone. While like all types of housing it is subject to a Conditional Use Permit, the Westside Specific Plan (Program #9) will permit by-right housing development, including transitional and supportive housing, in sections of the Westside.

Farmworker Housing

The City of Vernon does not have a farmworker population; therefore, sites do not need to be identified.

Manufactured Homes and Factory-Built Housing

Manufactured homes are permitted in the same areas as other types of housing.

Multi-family Rental Housing

All residential zones in Vernon permit multi-family rental housing.

Single-Room Occupancy Units (SROs)

Single-room occupancy units are commonly located in buildings which date from the early twentieth century. The Westside Specific Plan (Program #9) will allow such units to be established in residential mixed-use districts along Santa Fe Avenue, which is where the greatest number of these buildings exist in Vernon.

Accessory Dwelling Units (ADUs)/ Junior Accessory Dwelling Units (JADUs)

The City will adopt an accessory dwelling unit ordinance (Program #13) pursuant to State law to allow ADUs and JADUs to be constructed on single- and multi-family properties.

Financial Resources for Housing

For the 2021-2029 Housing Element planning period, the City anticipates funding available from the following programs:

Tenant-Based Subsidies

There are a wide variety of tenant-based subsidies that are available from government agencies to support tenants in the payment of rent for apartments on the open market. Tenant-based subsidies could be used to pay for City-owned or private housing units. Below are a few of the most important tenant-based subsidies:

- The Housing Choice Voucher Program (Section 8) provides rental assistance payments to owners of private market rate units on behalf of extremely low-income tenants.
- The Veterans Affairs Supportive Housing (VASH) program combines Housing Choice Vouchers with rental assistance for homeless veterans.
- The Los Angeles County Department of Mental Health (DMH) Shelter Plus Care grant provides subsidized housing and supportive services for individuals and families that meet the Department of Housing and Urban Development (HUD)'s definition of homelessness.
- The Family Self-Sufficiency Program provides an escrow/savings account to help welfare recipients transition off welfare.

As Vernon does not have its own housing authority, all programs are administered by larger government entities including the Los Angeles County Development Authority (LACDA).

Low-Income Housing Tax Credits

The workhorse of funding for affordable rental housing in the United States, the Low-Income Housing Tax Credit (LIHTC) program gives State and local LIHTC-

allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. In California, these credits are distributed by the Tax Credit Allocation Committee (TCAC), which awards projects funding in the Senior and Family categories. Income levels generally range from 30% to 60% AMI.

Tax credits come in the 9% and 4% variety. The more valuable 9% tax credits have always been subject to a competitive process; however, the 4% tax credits have recently become competitive in recent years. Thus in order for a project to be competitive, there are certain characteristics that projects must have:

- Projects must generally include a minimum of 40 to 50 units, and a maximum of 100 to 150 units, to ensure that the affordable housing developer can earn a sufficient developer fee to make the project worth its while.
- Most projects need a local match. The match may be in-kind (land) or financial.
- Locational and other scoring criteria must be met. This includes proximity to services and public transit.

Tax credits are typically used for projects which are 100% affordable; however, the regulations allow for up to 20% of units to be market-rate. There is also the California Housing Financing Agency (CalHFA) and California Public Finance Authority (CalPFA)'s 80/20 Program, which allows for tax credits to be applied to 20% or greater affordable units in large, largely market-rate developments.

Brownfields Funding

In the event that environmental site analyses determine that a housing site has contaminated soil, brownfields funding may be needed to offset remediation costs. The U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substances Control (DTSC) administer several types of brownfield grant and loan programs, particularly for publicly-owned sites.

Historic Tax Credits

A federal historic tax credit of 20% is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior to be “certified historic structures.” In 2019, the State of California also approved a 20% or 25% credit for the rehabilitation of such structures.

Private Financing

Vernon has an active real estate market which attracts private equity and debt to finance acquisition, rehabilitation and construction projects. While the financing of new market-rate housing would be new to Vernon, there is a definite pattern of banks and equity investors who have increasingly been willing to invest in housing development projects in the nearby Arts District, Boyle Heights, and Historic South Central Los Angeles.

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Appendix D: Policy Evaluation

State Government Code (GC) Section 65588 calls on a local government to “...review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element.”

The development of the 2021-2029 Housing Element included an evaluation of how the City has implemented the policies of the 5th Cycle Housing Element. The table on the following pages summarizes the status, effectiveness, and appropriateness of current housing policy programs, as well as any barriers to implementation.

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Status of Housing Element Policies (5th Cycle Housing Element)

Housing Element Policy	Result	Evaluation	Continue/Modify/ Delete
<p>Goal H-1: Ensure that all housing units are maintained in decent, safe, and sanitary condition.</p>			
<p><i>Housing Element Policy 1.1</i></p> <p>Continue to enforce all relevant building and zoning codes to ensure that all residential units are adequately maintained.</p>	<p>The City's Public Works Division is responsible for code enforcement activities. Due to the limited number of units in the City, staff can accurately monitor all units and has determined that all are in good repair.</p>	<p>The City has been effective in maintaining housing conditions in the City and responds to complaints as needed. By 2021, the City has renovated 24 of its 26 City-owned dwelling units and added heating, ventilation, and air conditioning (HVAC) systems. The City will modify the two remaining City-owned units within the 6th cycle planning period.</p>	<p>Code enforcement will become more important and necessary in the future as the number of housing units increase in the City.</p> <p>Continue.</p>
<p><i>Housing Element Policy 1.2</i></p> <p>Require any new or residential units undergoing a major alteration to be equipped with air filtration systems (such as HVAC systems) and sound insulation (such as dual-paned windows) to protect residents from exposure to adverse environmental conditions.</p>	<p>The City actively pursues maintenance on City-owned units, providing renovations on vacated units and repairs as needed on occupied units.</p>	<p>The City successfully completed the renovation of 24 units by 2021. Renovations included adding HVAC systems and providing insulation for sound protection and energy conservation purposes.</p> <p>The Vernon Village Park Apartments were built with MERV 13 air filters, which were state of the art in 2015, when the apartments opened.</p>	<p>The City owns many residences in Vernon. The City is fully involved with the maintenance and upkeep of the properties, and will continue to provide these services on other units, as they are needed. All new and remodeled units will be required to provide HVAC systems and sound insulation protection, such as dual paned windows. Continue.</p>
<p><i>Housing Element Policy 1.3</i></p> <p>Mitigate any residential displacement impacts occurring as a result of residential demolition.</p>	<p>No residential units were demolished during the last planning period.</p>	<p>The City is committed to maintaining the existing housing units in the City.</p>	<p>The City is committed to mitigating residential displacement impacts, should they occur. Continue.</p>

Status of Housing Element Policies (5 th Cycle Housing Element)			
Housing Element Policy	Result	Evaluation	Continue/Modify/ Delete
Goal H-2: Maintain all existing dwelling units within the City.			
<p><i>Housing Element Policy 2.1</i></p> <p>Provide for the retention of existing residential units in the City that are economically and physically sound.</p>	<p>All units in the City were retained during the last planning period.</p>	<p>The 74 residential units in the City have all been determined to be in good condition.</p>	<p>A focus of housing policy in Vernon is to preserve the existing housing stock as well as maintain safe and viable housing units.</p> <p>Continue.</p>
<p><i>Housing Element Policy 2.2</i></p> <p>Continue to accommodate the needs of disabled residents through the adopted reasonable accommodation procedure.</p>	<p>As of 2021, there are no assisted housing units for disabled residents in the City.</p>	<p>Vernon Village, an affordable development opened in 2015, features 45 affordable units which are publicly assisted. While these units are not specifically targeted for disabled residents, the units meet standards for public buildings as defined by Chapter 11B of the California Building Code.</p> <p>21 of the City's 24 occupied rental units are rented at levels that are affordable to very low-income tenants, though the City is currently raising rents according to the Consumer Price Index (CPI) to approximate market rate rents.</p>	<p>While there is no assisted housing for disabled residents in the City that requires monitoring, the City will continue this policy.</p> <p>Continue.</p>

Status of Housing Element Policies (5 th Cycle Housing Element)			
Housing Element Policy	Result	Evaluation	Continue/Modify/ Delete
Goal H-3: Create opportunities for the development of new housing in areas of the City that have the least potential for adverse impacts associated with established industrial uses and truck routes. Locate such new housing nearby community services.			
<p><i>Housing Element Policy 3.1</i></p> <p>Implement the Housing Overlay Zone via the Zoning Ordinance and Zoning map to allow for a limited amount of new housing construction.</p>	<p>The City adopted the Housing Overlay Zone in 2007.</p>		<p>Implement new housing zoning tools, such as the Westside Specific Plan, to encourage a broader level of housing construction in the City.</p> <p>Modify.</p>
<p><i>Housing Element Policy 3.2</i></p> <p>Strategically locate sites for new housing so as to minimize noise, vibration, smoke, noxious gases, glare, heat, dust, odors, air pollution, and other adverse impacts associated with industrial uses, slaughtering and rendering uses, businesses that release toxic materials, and trucking and railroad facilities and routes.</p>	<p>The Vernon Village housing development was constructed in 2015, per analysis conducted in the 5th Cycle Housing Element that determined this was one of the two best sites for housing in the City.</p>		<p>Sites should continue to be located in areas where industrial impacts are minimized. The City will also undertake appropriate actions to minimize impacts in areas adjacent to residentially targeted zones.</p> <p>Continue.</p>
<p><i>Housing Element Policy 3.3</i></p> <p>Encourage development of residential uses in strategic proximity to schools, recreational facilities, commercial areas, parks and other public spaces, and transit routes.</p>	<p>The Vernon Village housing development was constructed in 2015. It is located .5 mile from schools and parks.</p>	<p>While locating housing close to schools is good policy for family-oriented housing, other types of housing may be better suited for proximity to other types of amenities.</p>	<p>Residential development should occur in proximity to amenities, but those amenities may be defined differently. Modify.</p>

Status of Housing Element Policies (5 th Cycle Housing Element)			
Housing Element Policy	Result	Evaluation	Continue/Modify/ Delete
Goal H-4: Continue to promote the availability of a range in existing unit types and sizes, and equal housing opportunity in the City's housing market on the basis of age, race, sex, marital status, ethnic background, source of income, homelessness, physical disabilities, and other factors.			
<p><i>Housing Element Policy 4.1</i></p> <p>Prohibit discrimination in the availability of existing and new housing.</p>	<p>The City has not been advised of any discriminatory practices that have occurred in regards to the availability of housing. The City will take a proactive approach in enforcing anti-discrimination laws.</p>	<p>The City has received no complaints regarding any discriminatory actions and will continue to enforce all fair housing law.</p>	<p>Prior to 2012, the City's Zoning Ordinance did not allow the development of new housing in the City. As such, housing discrimination related to the siting of housing was not an issue. This program was updated in 2008 to address a range of fair housing concerns related to the existing housing stock, including access for persons with disabilities or special needs, providing greater access to equal housing opportunity. As more private residential units are expected to be built in Vernon, the City will remain proactive about enforcing anti-discrimination laws.</p> <p>Continue.</p>
<p><i>Housing Element Policy 4.2</i></p> <p>Address the housing needs of special populations and extremely low-income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.</p>	<p>With the development of Vernon Villages, the City of Vernon has seen an increase of 45 new affordable units within the City as of 2015.</p>	<p>The program has been successful and more than doubled Vernon's housing stock during the 5th cycle planning period.</p>	<p>Continue.</p>

Figure D-1.
Source: City of Vernon, 2021.

Quantitative Objectives Progress

The 2014-2021 Housing Element identified overall objectives for housing production, rehabilitation, conservation, and preservation. These objectives represented aspirational goals for City accomplishments and exceeded the City's state obligations. (The Regional Housing Needs Assessment during the 5th Cycle was two units.) The following table summarizes actual accomplishments during the Plan period.

2014-2021 Housing Element Objectives						
Income Category	New Construction		Rehabilitation		Conservation	
	Objective	Outcome	Objective	Outcome	Objective	Outcome
Extremely Low- and Very-Low Income	2	27	0	5	0	29
Low-Income	47	17	0		0	
Moderate -Income	0	0	7		31	
Above Moderate -income	0	1	0		0	
Total	49	45	7	5	31	26

Figure D-2.
Housing Element Objectives Progress.

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Appendix E: Housing Programs Detail

The programs that will be effective in the implementation of the Housing Element policies are described in the sections that follow.

Program 1: Maintenance of City-Owned Residences

Detail. The City owns 26 housing units in Vernon, all but three of which are rented. The City is responsible for the maintenance and upkeep of these units. All City-owned units were determined to be in good repair. The City of Vernon recently renovated 24 of their 26 City-owned units. The remaining two units, though they are in good, habitable condition, will be renovated due to age over the next eight-year planning period. The City continues to provide maintenance to these units, thus ensuring upkeep for Vernon's City-Owned housing stock.

City's Role in Implementation. The Department of Public Works is responsible for coordinating the maintenance of City-Owned residences. The day-to-day oversight of the program is under the direction of the Director of Public Works.

Source of Funding. General Fund.

2021-2029 Program Objectives. To renovate the final two unrenovated City-Owned residences. The City will continue to provide maintenance to City-Owned residences over the 6th cycle planning period.

Agency Responsible for Implementation. The Department of Public Works is responsible for coordinating the maintenance of City-Owned residences.

Implementation Schedule. The Department of Public Works will continue to provide maintenance to City-Owned residences over the 6th Cycle planning period.

Program 2: Vernon Code Enforcement Program.

Detail. Of the fifty-two non-City owned units located in Vernon, none were determined by the City to be in need of substantial rehabilitation. Forty-five of these units belong to the Vernon Village Park Apartments, an affordable family development which was completed in 2015. Due to the limited number of privately owned units in the City, a code enforcement program would have limited application at this time. However, it is nonetheless imperative that residential units be adequately maintained for health, safety, and aesthetic concerns. Public Works staff is active in the community and will enforce the City's code to eliminate and prevent unsafe conditions in residential units. Public Works staff responds to reports of code violations within the week that they are reported and enforces applicable laws to ensure the safety and preservation of all housing units within the City.

As additional privately-owned residential units are built in Vernon the need for code enforcement will increase. At the conclusion of the 6th Cycle, the City will review the need to dedicate additional staff time to code enforcement.

City's Role in Implementation. To enforce the City of Vernon's building code and ensure the safety and preservation of all housing units in Vernon.

Source of Funding. General Fund.

2021-2029 Program Objectives. The City continues to inspect privately owned residential units on an as-needed basis.

Agency Responsible for Implementation. The Public Works Department Building Division of the City of Vernon. Responsibility for this program falls under the Public Works Director.

Implementation Schedule. The Building Division of the Public Works Department Code will continue to implement the program over the 6th Cycle planning period.

Program 3: Preservation of At-Risk Housing.

Detail. There is one affordable family housing development in the City of Vernon funded through Low-Income Housing Tax Credits (LIHTC). This development, the Vernon Village Park Apartments, is not at risk of conversion to market rate housing since the development was completed in 2015. Vernon Village Park Apartments will not be eligible to convert to market rate housing until 2070.

The Vernon Village Park Apartments are on property owned by the City and ground leased to Meta Housing Corporation, a developer of affordable housing and operated by Solari Enterprises, a full-service property management organization specializing in multifamily affordable housing. Because the development is owned and operated by entities that prioritize affordable housing, they have a small, but not negligible, risk of converting to market rate in the far future. Under this program, the City of Vernon will continue to monitor all units considered at risk of conversion to market rate units in the future. The City of Vernon continues to also assist property owners in maintaining the affordability of these units through grants and other means. Finally, the City will require the timely notification of tenants in the event the owners intend to convert the affordable units to market-rate units.

Source of Funding. General Fund.

2021-2029 Program Objectives. To continue to monitor the status of the existing and any new affordable housing units.

Agency Responsible for Implementation. The responsible agency is the City of Vernon's Public Works Department, led by the Public Works Director.

Implementation Schedule. The program will be implemented throughout the 6th Cycle.

Program 4: Housing Opportunities for Residents with Special Needs

Detail. The Fair Housing Act, as amended in 1988, requires that cities and counties provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. The City has adopted procedures in their Zoning Ordinance for housing for persons with disabilities and continues to provide information to residents through the City's website.

Source of Funding. General Fund.

2021-2029 Program Objectives. To continue to implement its reasonable accommodation procedure on an as-needed basis.

Agency Responsible for Implementation. The responsible agency is the City of Vernon's Public Works Department, led by the Public Works Director.

Implementation Schedule. The program will be implemented throughout the 6th Cycle.

Program 5: Priority Water and Sewer Services.

Detail. In accordance with Government Code Section 65589.7, after the Vernon Housing Element is adopted by City Council, a copy will be immediately delivered to all public agencies or private entities that provide water or sewer services to properties within Vernon.

Source of Funding. General Fund.

2021-2029 Program Objectives. To deliver, in timely fashion, a copy of the 6th Cycle Housing Element to public agencies or private entities that provide water and/or sewer services within Vernon.

Agency Responsible for Implementation. The responsible agency is the City of Vernon's Public Works Department, led by the Public Works Director.

Implementation Schedule. The program will be implemented by the end of 2022.

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Program 6: Environmental Safety Enforcement.

Detail. The City continues to enforce health and environmental safety regulations of industrial businesses through its Health and Environmental Control Department (HECD) which can help protect nearby residents. The Public Works Department will inform HECD of any residential development applications, construction projects, and certificates of occupancy extended in the City so that HECD can ensure compliance of neighboring businesses with applicable regulations in their operations.

Source of Funding. General Fund.

2021-2029 Program Objectives. To enforce health and environmental safety regulations for industrial businesses operating near residential uses.

Agency Responsible for Implementation. The responsible agency is the City of Vernon Health and Environmental Control Department, led by the Director of Health.

Implementation Schedule. The program will be implemented throughout the 6th Cycle.

Program 7: Equal Housing Opportunity Program.

Detail. The City shall take meaningful actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. As the number of privately-owned housing units increases in Vernon, the City will take actions including:

- Publish on the City’s website clear information warning entities that would potentially discriminate about the enforcement of fair housing law;
- Provide a staff point of contact to refer housing-related complaints to the Housing Rights Center,
- Ensure environmental hazards are not disproportionately concentrated in low-income communities of color.
- Explore offering training to property owners and managers regarding responsible management of environmental hazards. Assist in outreach to tenants to inform them of their rights to live in habitable housing regardless of income, race, or immigration status.
- Develop a code enforcement program that holds property owners accountable, when necessary.

Source of Funding. General Fund and other eligible funding sources.

2021-2029 Program Objectives. To establish a point of contact to refer fair housing complaints to the Housing Rights Center.

Agency Responsible for Implementation. The Public Works Department. Responsible party is the Public Works Director.

Implementation Schedule. The program is done on an ongoing basis throughout the planning period.

Program 8: Westside Specific Plan.

Detail. The City of Vernon is preparing a Specific Plan for the Westside of the City. This Specific Plan has six goals: Reinvigorate the City's competitive advantage as a center of production, strengthen and provide long-term stability to the City's fiscal position, increase the residential population in order to increase access to proportionally allocated Federal and State funding, to strengthen the City's governance by providing more voters and candidates for elected office, and to help meet regional housing needs, diversify and reorient the Westside's land uses to take advantage of changes in the economic landscape of Southern California, increase amenities available to local residents and workers, and create a physical environment that is supportive of diversified land uses, welcoming to the larger region, and enhancing to the City's image and identity.

Development standards and procedures will allow multifamily residential development of 3-7 stories by-right in new construction and adaptively reused buildings.

The Specific Plan, in keeping with State law, will evaluate the adequacy of all infrastructure services required to accommodate the residential development and provide a mechanism to address them should there be any deficits. Complete streets interventions and truck restrictions on key residential corridors will be implemented. The Specific Plan's Program EIR will also set forth all necessary mitigation measures to protect the health of residents and the integrity of the surrounding environment. Additionally, the Westside Specific Plan will permit transitional and supportive housing wherever multifamily housing is permitted, and designate appropriate zones for by-right emergency shelters of up to 40 beds, along with complying with all other state requirements.

Source of Funding. General Fund.

2021-2029 Program Objectives. To adopt a Specific Plan for the Westside of the City which permits by-right residential uses.

Agency Responsible for Implementation. The responsible agency is the Public Works Department. The responsible party is the Public Works Director.

Implementation Schedule. The Specific Plan is currently under development and will be adopted by October 15, 2022.

Program 9: Westside Specific Plan Marketing

Detail. After the City of Vernon completes the Westside Specific Plan the City will initiate a Westside Specific Marketing program to inform the developers of the new opportunity that will exist on the Westside of the City. This Marketing program aims to market the Westside of Vernon as a new center for urban multifamily residential and mixed-use development.

This program will include identifying a development coordinator who will be responsible for marketing the new Westside of Vernon, soliciting residential and multi-family developers, and generating interest in residing and conducting business on the Westside.

The development coordinator responsibilities include creating a comprehensive branding program which will include putting up a gateway sign reflecting the new image of the Westside. Events such as art tours can be held in the Westside. Events such as these will highlight local Westside businesses and generate a buzz for the new Westside.

Additionally, the development coordinator will host events aimed at developers, leaders, and the media. These events will generate interest in mixed-use development on the Westside. The development coordinator will also advertise and market the new Westside in selected publications.

City's Role in Implementation. The City of Vernon Public Works Department is responsible for the implementation of this program.

Source of Funding. General Fund.

2021-2029 Program Objectives. To identify a development coordinator who will prepare a marketing plan for the Westside Specific Plan.

Agency Responsible for Implementation. The responsible agency is the Public Works Department. The responsible parties are the Development Coordinator and the Public Works Director.

Implementation Schedule. The development coordinator will implement the marketing plan over the sixth cycle planning period.

Program 10: Civic Center Residential Development

Detail. Through this program the City will put out a request for proposals (RFP) for the Petrelli/City Yard site for a residential or mixed-use development per Surplus Land Act guidelines. The City of Vernon desires to maximize the amount of housing provided on the site and will remove the underground well.

The City desires a mid-rise residential development on the Petrelli/City Yard site consisting of approximately 10,000 square feet of commercial area and 325 residential units. The majority of these units will be market rate but at a minimum 25% of units will be affordable to residents earning 80 percent of the area median income or lower. To satisfy the City's RHNA, a minimum of five (5) units will be affordable to very low income households.

City's Role in Implementation. The City of Vernon Public Works Department is responsible for the implementation of this program.

Source of Funding. General Fund.

2021-2029 Program Objectives. To develop and release an RFP. Once proposals are received the Public Works Department will evaluate the proposals and respond.

Agency Responsible for Implementation. The responsible agency is the Public Works Department. The responsible party is the Public Works Director.

Implementation Schedule. The program will be implemented by the end of 2023.

Program 11: Medium-Density Residential Zoning

Detail. A large amount of housing in the City of Vernon is situated on land not zoned for residential uses. This program includes adopting a zoning designation to make all existing housing conforming. The zoning designation may take the form of an overlay zone or a re-zone.

In addition, the program will allow a few units to be built per property. In most cases, the new residential zoning capacity of the housing sites will be larger than the number of existing residential units on the sites.

Source of Funding. General Fund.

2021-2029 Program Objectives. To adopt a new medium-density residential zoning designation in the zoning code and map.

Agency Responsible for Implementation. The responsible agency is the Public Works Department. The responsible party is the Public Works Director.

Implementation Schedule. The program will be implemented by the end of 2024.

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Program 12: Accessory Dwelling Unit Ordinance.

Detail. The City of Vernon will develop and adopt an ADU ordinance within the sixth cycle planning period. The ADU ordinance will be in conformance with State law and encourage accessory dwelling unit construction. The changes will be advertised on the City's website and printed handouts will be prepared and provided at the Planning counter.

Funding permitting, the City will also seek to encourage the creation of affordable ADUs through partnerships with entities that can make low-interest loans or other types of financial assistance.

Source of Funding. General Fund (zoning implementation), and other eligible funding sources.

2021-2029 Program Objectives. To develop, adopt, and implement the ADU Ordinance in accordance with State Law. The City will also evaluate incentives for creating affordable ADUs.

Agency Responsible for Implementation. The responsible agency is the Public Works Department. The responsible party is the Public Works Director.

Implementation Schedule. The ADU Ordinance will be developed and adopted by the end of the sixth cycle planning period.

Program 13: Caretaker Housing

Detail. Caretaker housing is generally occupied by the owner of an industrial property or their employee and serves the purposes of providing housing, security, and care to the industrial property during off hours. Many cities allow one or more caretaker housing units to be constructed and occupied on the sites of industrial establishments. These units often take the form of a second-story apartment unit or detached modular home.

Businesses in Vernon have with regularity expressed interest in permitting caretaker housing units to be constructed on-site. Furthermore, code enforcement actions have revealed that several properties in Vernon provide housing illegally today, for example by parking inhabited RVs on the property. The City will adopt a code amendment to allow caretaker housing to be constructed on industrial properties in appropriate locations throughout the City, as long as such housing does not injure the health and welfare of residents or other industrial users.

Source of Funding. General Fund.

2021-2029 Program Objectives. To adopt a zoning code amendment to permit up to three caretaker housing units to be constructed per industrial facility in appropriate locations.

Agency Responsible for Implementation. The responsible agency is the Public Works Department. The responsible party is the Public Works Director.

Implementation Schedule. The code amendment will be adopted by 2025.

Program 14: Housing Lottery

Detail. Since the institution of the City’s good governance reforms in the early 2010’s, the City has used a lottery system to guide the lease-up of vacant City-owned residential units. The City conducts quarterly marketing of housing opportunities through its website, Craigslist, postings at City Hall, and a local newspaper. In addition, the Vernon Police Department and Fire Department advertise housing availability to its employees. Interested applicants file interest forms which are valid for one year. (The City currently has 54 interest forms on file.) When a housing unit opens up, the City asks for confirmation of interested parties’ interest, and conducts the lottery. There is a priority for First Responders; if less than four units are currently occupied by Vernon First Responders, any First Responder applicants will be ranked higher than other applicants.

Source of Funding. General Fund.

2021-2029 Program Objectives. To continue to administer the housing lottery system in the selection of tenants for City-owned housing units.

Agency Responsible for Implementation. The Vernon Housing Commission, in conjunction with the City Clerk’s office, are responsible for this program. The responsible party is the City Clerk.

Implementation Schedule. Advertisement for Notices of Availability will be conducted quarterly, and lotteries held as vacancies arise, throughout the 6th Cycle.

Program 15: Housing Grant Application Working Group.

Detail. The City desires to seek out grants that can expand revenue for important housing programs while providing more financial flexibility for General Fund revenues. As opportunities arise, the City will form an interdepartmental working group to identify unmet housing needs and focus on appropriate regional grant opportunities.

Source of Funding. General Fund.

2021-2029 Program Objectives. To regularly monitor and seek grant funds to advance the City's housing objectives.

Agency Responsible for Implementation. The responsible agencies are the Public Works Department, City Administration, and the Finance Department. The responsible party is the Public Works Director.

Implementation Schedule. The City will regularly monitor and seek grant funds to advance the City's housing objectives over the sixth cycle planning period.

DRAFT

Program 16: Employee Workforce Housing

Detail. The City of Vernon is a large job center; however, at this time very few Vernon workers are able to work and live in Vernon. Some Vernon workers are likely to live in Vernon if given the opportunity. Employers that can provide on-site and local affordable housing for its workers can reduce transportation costs, commute time, and improve quality of life while improving job retention rates. The City will cooperate with business owners that seek to develop employee housing in the City. This may include assisting in obtaining financing and identifying means for employee housing to be managed. Program eligibility, equity, and other issues would need to be explored to provide a template that sets the stage for a housing project that advances this concept.

In the course of its regular business, for example, while extending business licenses and in meetings with business owners, the Public Works Department will inform local business owners of their ability to develop employee workforce housing for their employees.

At the same time that the City encourages employee housing, it will also ensure that such housing does not constitute an overconcentration of residents employed by any one business in the electorate of the City.

Source of Funding. General Fund.

2021-2029 Program Objectives. To cooperate with businesses who seek to establish employee workforce housing in the City.

Agency Responsible for Implementation. The responsible agencies include the City of Vernon Public Works Department. The responsible parties is the Public Works Director.

Implementation Schedule. The program will be implemented throughout the 6th Cycle.

Program 17: City-Owned Housing Disposition Study

Detail. Prior to the City’s good governance reforms, tenancy in City-owned housing was managed in a questionable fashion. To provide long-term protection against any repetition of these practices, the City will consider divesting itself of its 26 housing units.

The City will undertake a study to identify and evaluate options relating to the future management of City-owned housing. Options to be considered include:

- Continuing to operate City-owned housing with the same processes as exist today to ensure transparency and fairness in the occupancy of housing units.
- Selling properties, including the exploration of a first-time homebuyer down payment assistance program, and first right of offer provided to current tenants to enable them to build equity. As a variation, the City could sell interest in the structures, while retaining long-term control over the land.

The study would also address questions of legal and financial constraints, and provide guidelines for the appropriate prices at which units could be disposed.

Source of Funding. General Fund.

2021-2029 Program Objectives. To undertake a study to identify and evaluate options relating to the future of City-owned housing.

Agency Responsible for Implementation. The responsible agency is the Public Works Department. The responsible party is the Public Works Director.

Implementation Schedule. The disposition study will be undertaken by 2027.

DRAFT

Appendix F: Community Engagement Meeting Minutes

The following pages present minutes from the following meetings that were held to provide input on the Housing Element and associated Westside Specific Plan:

- Westside Specific Plan Stakeholders Advisory Committee Meeting #1: February 2, 2021
- Westside Specific Plan Stakeholders Advisory Committee Meeting #2: February 16, 2021
- Westside Specific Plan Stakeholders Advisory Committee Meeting #3: February 23, 2021
- Westside Specific Plan Stakeholders Advisory Committee Meeting #4: August 18, 2021
- Westside Specific Plan Stakeholders Advisory Committee Meeting #5: September 28, 2021
- Housing Commission Meeting: December 8, 2021

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Appendix G: Summary Of Recent Housing Legislation

The 2021-2029 Housing Element reflects the evolving legislative priorities of the California Legislature and Senate. This included a number of housing-related bills in 2020 that addressed streamlining housing approvals, affordability issues, and responses to the COVID-19 pandemic of 2020-2021.

COVID-19 Responses

- Assembly Bill (“AB”) 3088 – COVID-19 Emergency Relief (Chiu) protected tenants from evictions between September 1, 2020 and January 31, 2021 due to COVID-19 related financial hardship provided the tenant pays at least 25% of the rent due to the landlord. Landlords can eventually recover all unpaid rent from the tenant in small claims court, but it can never be the basis for an eviction. On January 29, 2021, Governor Newsom extended the eviction moratorium through June 30, 2021.
- AB 1561 – Housing Entitlement Extension (Garcia) extended the period for the expiration, effectuation or utilization of a housing entitlement that was in effect on March 4, 2020 and will expire before December 31, 2021 by 18 months. Housing entitlements include discretionary and ministerial approvals from a state or local agency, but exclude development agreements, a preliminary application under SB 330, and an application for a SB 35 permit.

Density

- AB 2345 – Density Bonus Law (Gonzalez and Chiu) allows local jurisdictions the authority to grant additional concessions and incentives above and beyond what is currently provided under state Density Bonus Law, including the increase of the maximum density bonus to up to 50% based on an updated sliding scale of housing affordability. The legislation also includes a uniform method to measure the distance between a major transit stop and a project location to maximize the number of eligible properties within a half-mile radius of a major transit stop. The bill also reduces maximum parking requirements for eligible projects and eliminates parking requirements for 100% affordable projects and senior housing projects that meet specified criteria.

Streamlining Housing Approvals

- AB 1851 – Parking Lot of Religious Institutions (Wicks) prohibits a local jurisdiction from denying a housing development project proposed by a religious institution, or a developer working with a religious institution, solely on the basis that the project will reduce the total number of parking spaces available at the place of worship, provided that the total reduction does not exceed 50% of existing parking spaces. The bill authorizes a local jurisdiction to require up to one parking space per unit for a religious institution affiliated housing project.
- AB 3182 – Right to Rent in HOAs / ADU Permits (Ting) prohibits a Home Owners Association from adopting or enforcing a provision that restricts the rental or lease of a house or condo, except that the HOA may restrict short-term rentals of 30 days or less. This legislation deems a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit approved if the local agency has not acted upon the completed application within 60 days.
- AB 831 – Modifications and Clarifications to SB 35 (Grayson) amends SB 35, which allows some housing and mixed-use projects to qualify for a streamlined, ministerial CEQA-exempt approval process if the project meets the local government’s objective zoning and design review standards, provides a specific minimum number of affordable housing units, agrees to pay prevailing wages, and meets other qualifying criteria. It also helps ensure that cities do not use post-entitlement review processes to avoid the intent of SB 35’s ministerial approval process.
- AB 168 – Tribal Resources (Aguiar-Curry) requires local governments to conduct a scoping consultation with Native American Tribes before processing a SB 35 application to determine if the proposed development could impact a potential tribal cultural resource. The bill makes a project ineligible for streamlining under SB 35 if the Native American Tribe does not agree that no potential tribal cultural resource would be affected by the proposed development. This bill took effect on September 25, 2020.
- SB 1030 – Housing Omnibus (Wiener) provides minor technical fixes to existing housing legislations. It revised the definition of “deemed complete” under the Housing Accountability Act (SB 330) to include the submission of a completed application if the applicant has not submitted a preliminary application. This bill took effect on September 25, 2020.

- AB 3308 – Teachers Housing (Gabriel, Mullin, and Quirk-Silva) permits school districts to restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land. This includes permitting school districts and developers in receipt of tax credits designated for affordable rental housing to retain the right to prioritize and restrict occupancy on land owned by school districts to teachers and school district employees.

Planning

- AB 725 – Housing Element Location Designation Requirements (Wicks) imposes new requirements for city housing element updates that are required to be prepared under the already underway 6th Cycle of the Regional Housing Needs Assessment (“RHNA”) process. AB 725 requires that cities designate sites to meet at least 25% of a jurisdiction’s share of the regional housing need for moderate-income housing, and at least 25% of a jurisdiction’s share of the regional housing need for above moderate-income housing. For these sites, zoning that allows at least 4 units of housing, but not more than 100 units per acre of housing, is required. This bill will take effect on January 1, 2022.

CEQA

- SB 288 – New CEQA Exemption for Sustainable Transportation Projects (Weiner) creates a new CEQA exemption for certain classes of qualifying transit-related projects until January 1, 2023. To qualify, the project must be carried out by a public agency, be located in an urbanized area and within an existing public right-of-way, not require demolition of affordable housing units, be completed by skilled and trained workforces, and not entail adding physical infrastructure that would increase new automobile capacity.

Tenant & Homeowner Rights

- AB 2463 – Ban on Forced Sale of Home Due to Consumer Debt (Wicks) prohibits a sale under execution of a judgement lien of a judgment debtor’s principal place of residence based on a consumer debt unless that debt was secured by that principal place of residence at the time it was incurred.

- AB 2782 – Mobile Home Rent Control (Stone) allows rent control on mobile home leases that are more than 1 year long. This legislation will take effect on January 1, 2025.
- SB 1079 – Foreclosure Sales (Skinner) requires a seller to receive offers from tenants and potential owner-occupiers in a foreclosure sale. The legislation prohibits the bundling of properties during an auction. This legislation will be operational between January 1, 2021 and January 1, 2026.
- SB 1157 – Optional Credit Reporting for Tenants (Bradford) allows tenants in certain buildings who want to build a credit history to request that their landlord report their rent payments to a credit agency. This legislation will be operational between July 1, 2021 and July 1, 2025.
- SB 1190 – Right to End Lease Early for Victims of Violent Crime (Durazo and Rubio) authorizes a tenant to terminate their tenancy without penalty because an immediate family member, as defined, was the victim of a crime, and would expand the list of eligible crimes to include, among others, a crime that caused bodily injury or death. The legislation authorizes a tenant to attach to the notice any form of documentation that reasonably verifies that the qualifying crime or act occurred.

Some of these 2020 legislation priorities created deficiencies in the City's 5th Cycle Housing Element and/or Zoning Ordinance that required follow-up through this update of the Housing Element. Table G-1 summarizes some of those deficiencies.

Summary of Pending Housing Legislation (as Spring 2021)

Since the adoption of the 2014-2021 Housing Element, substantial legislation in Sacramento has been added. Most of these housing laws addressed topics like permit streamlining, tenant rights, and homeowner rights that are not addressed by the broad programs called for by the City. However, some of these developments will necessitate updates to applicable policies in the upcoming Housing Element update. The following table identifies major pending State housing legislation as of Spring 2021 since the 5th Cycle Housing Element was adopted.

As of Spring 2021, the 2021-2022 California legislative session began with a focus on the housing crisis with a “Building Opportunities for All” housing package. This includes a number of bills that builds upon the housing production bills from the 2020-2021 legislative session that failed to pass out of committee or gain concurrence votes before the session ended. The Building

Opportunities for All housing package includes the following Senate Bills (“SB”):

- SB 5 (Atkins, Caballero, McGuire, Rubio, Skinner and Wiener) establishes the broad, initial framework for a statewide housing bond that would fund the creation of new affordable housing for houseless and low-income families. Further details will be crafted as the legislative session progresses.
- SB 6 (Caballero, Eggman and Rubio) allows specified housing development projects in office or retail commercial zones. In authorizing the conversion of underutilized strip malls or “big box” stores to residential spaces, SB 6 requires the residential units be built at a minimum density to accommodate affordable housing. This is similar to last session’s SB 1385, which was also introduced by Senator Anna Caballero.
- SB 8 (Skinner) is a placeholder for a density bonus bill.
- SB 7 (Atkins) renews the effort to extend the streamlined CEQA judicial review process developed for Environmental Leadership Development Projects under the 2011 Jobs and Economic Improvement Through Environmental Leadership Act (AB 900). SB 7 would extend the 2021 “sunset” of AB 900 through 2024. Pro Tem Toni Atkins also introduced last session’s version of this bill, SB 995.
- SB 9 (Atkins, Caballero, Rubio and Wiener) allows duplexes and lot-splits in single-family residential zones by-right, if the proposed development meets certain requirements. This is a reintroduction of last session’s SB 1120. It retains the arbitrary and impractical requirement that, for a subdivision map to qualify for ministerial approval, the two new parcels that replace the existing single parcel must be of equal size.
- SB 10 (Wiener) grants local governments the ability to rezone parcels close to job centers, transit and existing urbanized areas to allow up to 10 residential units without undergoing CEQA review. Last year’s version of this bill was SB 902, also introduced by Senator Scott Wiener.

In addition to the Building Opportunities for All housing package, there are other proposed Senate bills aimed at housing reform.

- SB 15 (Portantino) establishes a grant program to incentivize local governments to rezone idle retail sites for the development of workforce housing.

- SB 290 (Skinner) revises the Density Bonus Law to create more low-income student housing and for-sale housing for moderate-income residents. The bill includes identical language from SB 1085, which failed in 2020 when the Legislature ran out of time for a concurrence vote.
- SB 12 (McGuire) establishes new requirements for addressing wildfire risks in general plan safety, housing, and land use elements. Of note, the bill directs the Department of Housing and Community Development to take into consideration how much land within a jurisdiction is considered a “very high fire risk area” when determining the RHNA allocation. SB 12 also requires land use elements to identify very high fire risk areas and prohibits local governments from entering into development agreements, approving specified discretionary permits, or approving subdivision maps for projects within a very high fire risk area, unless specified findings based on substantial evidence in the record are made.
- SB 55 (Stern and Allen) prohibits new development in very high fire severity zones or state responsibility areas.
- AB 71 (Rivas and Chiu) would dedicate \$2.4 billion annually to houselessness solutions. Revenue sources include state adoption of the federal Global Intangible Low-Taxed Income, which taxes certain intellectual property generated overseas. The bill would create the Bring California Home Fund in the State Treasury.
- AB 49 (Petrie-Norris) would eliminate the California Debt Limit Allocation Committee — which, among other projects, finances affordable housing. The bill would move the committee’s duties and authority to the California Tax Credit Allocation Committee, also in the State Treasurer’s Office.
- AB 68 (Salas) would implement recommendations from the recent auditor’s report on the performance of the state’s housing agencies and local impediments to housing production. The report found that the state’s four key financing agencies lack coordination and alignment and that “State law and oversight are not strong enough to ensure that cities and counties are doing their part to facilitate the construction of affordable housing.”
- SB 478 (Wiener), also known as the Housing Opportunity Act, would change land use restrictions such as FAR and lot size requirements. This is an effort to ensure that small scale development can be developed where they are legal based on zoned density, and most importantly that FAR and lot size requirements would not be able to stop these developments. SB 478 proposes two specific statewide policy changes: establishing

a minimum floor area ratio (FAR) that cities could impose on all land zoned for two to ten residential units, and establishing minimum lot sizes for parcels that are 2-4 units and for parcels that are 5-10 units.

- AB 1199 (Gipson) would create a database of rental properties, levy a tax on the rental profits of some people or entities holding many properties, and use the funds to support services for tenants and small landlords.
- SCA 2 (Allen, Wiener) would repeal Article 34 of the California constitution which requires a vote on public housing projects.
- SB 477 (Wiener) will require local governments to keep track of data needed to evaluate the impact of state laws on local housing availability and affordability.
- AB 59 (Gabriel) will increase the noticing period for new or increased development impact fees and extends time that a new or increased fee may be challenged.
- AB 115 (Bloom) requires all jurisdictions to allow for residential development in commercially zoned areas provided that the development reserves 20% of the units for affordable housing.
- AB 215 (Chiu) is an intent bill to strengthen HCD's housing law enforcement authority.
- AB 244 (Rubio) requires TCAC, CDLAC, and the California Housing Finance Agency to conduct an affordable housing cost study across all state funded housing projects.
- AB 345 (Quirk Silva, Medina) clarifies rules around the selling of ADUs built by nonprofit organizations for low income homeownership. Would allow ADUs built by nonprofits, like Habitat for Humanity, to be sold separate from the primary residence.
- AB 348 (Villapudua, Carillo, Mathis, Patterson, Salas, Jones) requires HCD to conduct an annual summary report that discloses the amount of state, federal, and private funding spent on affordable housing development throughout the state.
- AB 387 (Lee, Wicks) Establishes the California Housing Authority to develop affordable and mixed-income housing.
- AB 561 (Ting, Bloom, Hertzberg, Boerner Horvath, Quirk-Silva) Requires the Office of the Treasurer to work with CalHFA and HCD to create an Accessory Dwelling Unit financing product to assist homeowners in the creation of ADUs.

- AB 571 (Mayes) prohibits affordable housing or inclusionary zoning fees on the bonus units of a project using the state density bonus.
- AB 602 (Grayson) is a spot bill on residential development impact fees.
- AB 617 (Davies) allows jurisdictions the option of paying other jurisdictions to transfer all or a portion of their Regional Housing Needs Assessment allocation.
- AB 672 (Garcia) is an intent bill to enable to use of underutilized golf courses for affordable housing.
- AB 678 (Grayson) is a spot bill on residential development impact fees.
- AB 682 (Bloom) requires cities to allow cohousing projects in areas zoned for multi-family residential.
- AB 816 (Chiu, Bloom, Bonta, Quirk-Silva, Santiago, Wicks) requires the creation of a statewide plan for addressing houselessness and allows for legal action against jurisdictions who do not make progress towards meeting the plan's goals.
- AB 834 (Choi) creates a tax credit for property owners renting to tenants receiving housing assistance.
- AB 880 (Aguiar-Curry) establishes the Affordable Disaster Housing Revolving Development and Acquisition Program within HCD to fund the creation and preservation of affordable housing in disaster areas.
- AB 916 (Salas) prohibits public hearings for proposed room additions for single family homes and expands allowable ADU height to 20 feet.
- AB 919 (Grayson) reduces the statute of limitations for construction defects from 10 to 5 years for projects that use a skilled and trained workforce.
- AB 946 (Lee) eliminates mortgage interest deduction on second homes and transfers resulting revenues to the Home Purchase Assistance Fund.
- AB 950 (Ward) authorizes the Department of Transportation to sell excess land to jurisdictions for the purpose of creating affordable housing.
- AB 978 (Quirk-Silva, Chiu, Garcia, Luz Rivas, Robert Rivas) extends rent cap and just cause eviction protections established in the Tenant Protection Act of 2019 to mobile home residents.

- AB 1029 (Mullin, Caballero, Becker) adds housing preservation policies to HCD's list of local prohousing policies.
- AB 1068 (Santiago) requires HCD to create a model plan for the use of alternative forms of housing, including modular housing, for the purpose of cost reduction.
- AB 1090 (Quirk-Silva, Caballero, Gabriel, Rivas, Salas, Wicks, Eggman) establishes the Legislative Task Force on the California Master Plan on Homeownership which will submit a report to the legislature in October 2022.
- AB 1143 (Berman) and SB 649 (Cortese) allow jurisdictions to create local preference policies for affordable housing developments to local residents at risk of displacement.
- AB 1188 (Wicks, Kalra, Wiener) requires cities to create and maintain a rental registry by 2021 covering all landlords who own or operate five or more units.
- AB 1277 (Rubio) creates an expedited judicial review process for CEQA for student housing project.
- AB 1372 (Muratsuchi) requires every jurisdiction to provide access to temporary shelter to every houseless individual.
- AB 1377 (McCarty) creates the California Student Housing Revolving Loan Fund to provide loans for the purpose of constructing affordable student housing.
- AB 1401 (Friedman, Lee, Skinner, Wiener) prohibits parking minimums for residential or commercial projects near transit or within low vehicle miles traveled areas.
- SB 490 (Caballero, Skinner, Garcia) establishes the Housing Acquisition and Rehabilitation Technical Assistance Program to provide technical assistance.

Vernon Housing Commission Agenda Item Report

Submitted by: Jazmine Hooks
Submitting Department: Public Works
Meeting Date: December 8, 2021

SUBJECT

City of Vernon Housing Unit Rental Rates

Recommendation:

In light of the unforeseen impacts of the COVID-19 pandemic, and the 4% increase in the Consumer Price Index for all urban consumers this year, staff requests guidance from the Vernon Housing Commission on whether to: a) Increase rental rates for City-owned residential units by 3% for calendar year 2022 in accordance with Resolution No. VHC-8, or b) Waive rental rate increases for calendar year 2022.

Background:

At its December 12, 2018 meeting, the Vernon Housing Commission adopted Resolution No. VHC-8 establishing a method for determining rents for City-owned residential units (Attachment 1).

Rates for Vacant Units:

As noted in the agenda item report from the December 12, 2018 VHC meeting (Attachment 2), the Small Area Fair Market Rents (SAFMRs) established by the United States Department of Housing and Urban Development (HUD) based on Zip Code is used to determine the initial rent to be charged on vacant units (Attachment 3).

Current rental rates for vacant units are:

- 1 bedroom - \$1,250
- 2 bedroom - \$1,620
- 3 bedroom - \$2,170

If rental rates are increased for new tenancies based on changes to the SAFMR, the new rates for vacant units would be as follows:

- 1 bedroom - \$1,370
- 2 bedroom - \$1,770
- 3 bedroom - \$2,360

Rates for Occupied Units:

For month-to-month rents, rental rate increases are informed by the annual percentage change in the Consumer Price Index for all urban consumers, not seasonally adjusted, all items index (CPI-U) for the Los Angeles – Long Beach – Anaheim area, for the twelve month period ending the August immediately prior to the rent adjustment (Attachment 4). The CPI-U for the twelve month period ending August 2021 is four percent (4%). As such, a rental rate increase based on this method would be 4%. However, Resolution No. VHC-8 limits rental rate increases to three percent (3%). If rental rates are adjusted, the City is expected to receive approximately \$766 in additional rent revenue.

Staff hereby requests that the VHC provide direction on any rental rate adjustments for calendar year 2022 for City-owned residential units.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

1. Resolution No. VHC-8
2. VHC Agenda Item Report on Establishment of Rental Rates
3. HUD FMR Rates FY 2021
4. Consumer Price Index October 2021

RESOLUTION NO. VHC-8

A RESOLUTION OF THE VERNON HOUSING COMMISSION OF
THE CITY OF VERNON ESTABLISHING RENTAL RATES

WHEREAS, on June 7, 2011, the City Council of the City of Vernon adopted Ordinance No. 1183 establishing the Vernon Housing Commission (the "Commission"); and

WHEREAS, on October 5, 2011, the Commission adopted Resolution No. VHC-5 adopting the Vernon Rental Housing Policy ("VRHP"), pursuant to Article XVII, Section 2.125(b) of the Vernon Municipal Code; and

WHEREAS, on October 18, 2011, the City Council of the City of Vernon adopted Resolution No. 2011-175 approving the VRHP; and

WHEREAS, the VHRP requires that all rents charged by the City of Vernon be "market" rents as determined by independent sources, while avoiding undue hardship on existing tenants; and

WHEREAS, pursuant to Article XVII, Section 2.125 of the Vernon Municipal Code the Commission desires, by resolution, to establish rental rates.

NOW, THEREFORE, BE IT RESOLVED BY THE VERNON HOUSING COMMISSION OF THE CITY OF VERNON AS FOLLOWS:

SECTION 1: The Vernon Housing Commission of the City of Vernon hereby finds and determines that the above recitals are true and correct.

SECTION 2: The Vernon Housing Commission of the City of Vernon finds that this action is exempt from California Environmental Quality Act (CEQA) review because it is an administrative activity that will not result in any direct or indirect changes in the environment and is therefore not a "project" as defined by CEQA Guidelines section

15378.

SECTION 3: The Vernon Housing Commission of the City of Vernon hereby establishes that beginning January 1, 2020, the adjustment of month-to-month rents based on the annual percentage change in the Consumer Price Index (CPI) for all urban consumers, not seasonally adjusted, all items index (CPI-U) for the Los Angeles - Long Beach - Anaheim area, for the twelve month period ending the August immediately prior to the rent adjustment will take effect on January 1 of each year. Existing leases being renewed during the calendar year would be similarly adjusted at the time of renewal. To ensure that these automatic rent adjustments do not create an undue hardship on existing tenants the maximum rate of increase in any year would be limited to a three percent (3%) increase, without regard to any higher increase that may be justified by the increase in the CPI; provided, however, that the adjustment to rents for 2019 will be limited to a one percent (1%) increase, and will take effect on March 1, 2019.

SECTION 4: The Vernon Housing Commission of the City of Vernon hereby establishes that rents for vacant units shall be set at the current rate published by the United States Department of Housing and Urban Development (HUD) for Small Area Fair Market Rents for the City of Vernon at the time of tenant move-in to establish the initial rent. For purposes of this Section 4, a unit temporarily vacated by an existing tenant for purposes of a remodel shall not constitute a "vacant unit".

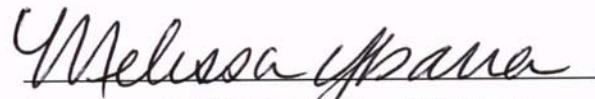
SECTION 5: Existing tenants moving into a unit with fewer bedrooms than the unit currently being occupied by the existing tenant or from a house to an apartment shall be excepted from the provisions

of Section 4 of this resolution. The initial rent charged to the existing tenant for the smaller unit or apartment (as applicable) shall be equal to the last rent that was charged for the smaller unit or apartment (as applicable).

SECTION 6: Existing tenants on the Vernon Housing Commission's Tenant Initiated Permanent Relocation Wait List as of the date this resolution is adopted shall be excepted from the provisions of Section 4 of this resolution. The initial rent charged to such existing tenant for the larger unit or house (as applicable) shall be equal to the last rent that was charged for the larger unit or house (as applicable). This exemption shall be automatically forfeited with respect to any such existing tenant that fails to use a transfer opportunity.


SECTION 7: The Secretary of the Commission shall certify to the passage, approval and adoption of this Resolution, and the Secretary shall cause this Resolution and the Secretary's certification to be entered in the File of Resolutions of the Commission.

APPROVED AND ADOPTED this 12th day of December, 2018.

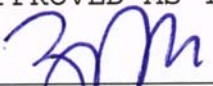

Name: Melissa A. Ybarra

Title: Chairman / Vice Chairman

ATTEST:


Maria E. Ayala, Secretary

APPROVED AS TO FORM:


Zaynah Moussa,
Senior Deputy City Attorney

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

I, Maria E. Ayala, Secretary of the Vernon Housing Commission of the City of Vernon, do hereby certify that the foregoing Resolution, being Resolution No. VHC-8, was duly passed, approved and adopted by the Vernon Housing Commission of the City of Vernon at a regular meeting of the Commission duly held on Wednesday, December 12, 2018, and thereafter was duly signed by the Chair or Vice Chair of the Vernon Housing Commission of the City of Vernon.

Executed this 18th day of December, 2018, at Vernon, California.



Maria E. Ayala, Secretary

(SEAL)



Vernon Housing Commission Agenda Item Report

Agenda Item No. COV-334-2018
Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: December 12, 2018

SUBJECT

A Resolution of the Vernon Housing Commission Establishing Rental Rates

Recommendation:

A. Find that the proposed action is exempt under the California Environmental Quality Act ("CEQA") review because it is a continuing administrative activity that will not result in any direct or indirect changes in the environment and therefore does not constitute a "project" as defined by CEQA Guidelines section 15378; and

B. Continue a Public Hearing; and

C. Adopt a revised resolution (modified at Special Vernon Housing Commission Meeting held on November 7, 2018) establishing rental rates, specifically to accomplish the following:

1. Establish annual rent adjustments for occupied units, and;
2. Establish a method for determining rents for vacant units.

Background:

Annual Rent Adjustments

The Vernon Rental Housing Policy (VRHP), adopted by the Vernon Housing Commission on October 5, 2011, pursuant to Ordinance 1183 and approved by the Vernon City Council on October 18, 2011, requires that all rents charged by the City of Vernon be "market" rents as determined by independent sources, while avoiding undue hardship on existing tenants. While rents have been increased since the adoption of the VRHP they have not been increased in a regular systematic manner in order to stay current with market rents.

This resolution automatically adjusts month-to-month rents, up or down, on January 1 of each year based on the annual percentage change in the Consumer Price Index (CPI) for all urban consumers, not seasonally adjusted, all items index (CPI-U) for the Los Angeles – Long Beach – Anaheim area, for the twelve month period ending the August immediately prior to the rent adjustment. Existing leases being renewed during the calendar year would be similarly adjusted at the time of renewal. To ensure that these automatic rent adjustments do not create an undue hardship on existing tenants the maximum increase in any year would be limited to three percent (3%), without regard to any higher increase that may be justified by the increase in the CPI. There is no limit on the maximum decrease in rent.

Vacant Unit Rent

The United States Department of Housing and Urban Development (HUD) establishes Small Area Fair Market Rents (SAFMRs) within metropolitan areas by ZIP code. HUD uses SAFMRs to determine rent standards for its Section 8 voucher program. SAFMRs are set at the 40th percentile for rents within an

area. SAFMRs are calculated for efficiency, one-bedroom, two-bedroom, three-bedroom and four-bedroom units. SAFMRs are published in advance of each federal fiscal year. To ensure that new tenants are charged fair market rents, this resolution requires the use of HUD's SAFMRs in effect for the Vernon (90058) Zip Code at the time of tenant move-in to establish the initial rent.

Remodeled Units

The resolution provides that a unit temporarily vacated by an existing tenant for purposes of a remodel will not constitute a "vacant unit", and rent for the existing tenant will not be increased based on that vacancy.

Table 1. - FY2019 Small Area Fair Market Rent contains Federal Fiscal Year 2019 SAFMRs for Vernon and the surrounding areas, and

Table 2. – Furlong Rent Comparison contains a comparison of the HUD SAFMRs, CGA's market rent appraisal, and the highest current rents on Furlong.

Fiscal Impact:

The adoption of this resolution will, over a period of years, bring the current rental rates for City-owned housing up to market rents. Existing rents are estimated to be between 50% and 100% lower than market rents.

Attachments:

1. [Table 1 and 2 Rent](#)
2. [VHC Resolution - Establishing Rental Rates](#)
3. [CGA appraisal](#)
4. [Notice of Public Hearing 11 07 18](#)
5. [Letter to residents re: Public Hearing](#)

Table 1. - FY 2019 Small Area Fair Market Rent

Los Angeles County, CA HUD Small Area FMRs By Unit Bedrooms						
ZIP Code	City	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90011	Los Angeles	\$970	\$1,160	\$1,500	\$2,010	\$2,230
90023	Commerce	\$970	\$1,160	\$1,500	\$2,010	\$2,230
90040	Commerce	\$970	\$1,160	\$1,500	\$2,010	\$2,230
90058	Vernon	\$970	\$1,160	\$1,500	\$2,010	\$2,230
90255	Huntington Park	\$1,000	\$1,200	\$1,550	\$2,080	\$2,290
90270	Bell Gardens/Maywood	\$1,020	\$1,210	\$1,570	\$2,100	\$2,320

Table 2. – Furlong Rent Comparison

Source	Two-Bedroom	Three-Bedroom
Highest current rent	\$1,011	\$1,089
HUD Small Area FMR FY 2019	\$1,500	\$2,010
GCA Appraisal	\$2,088	\$2,367

RESOLUTION NO. VHC-

A RESOLUTION OF THE VERNON HOUSING COMMISSION OF
THE CITY OF VERNON ESTABLISHING RENTAL RATES

WHEREAS, on June 7, 2011, the City Council of the City of
Vernon adopted Ordinance No. 1183 establishing the Vernon Housing
Commission (the "Commission"); and

WHEREAS, on October 5, 2011, the Commission adopted
Resolution No. VHC-5 adopting the Vernon Rental Housing Policy
("VRHP"), pursuant to Article XVII, Section 2.125(b) of the Vernon
Municipal Code; and

WHEREAS, on October 18, 2011, the City Council of the City
of Vernon adopted Resolution No. 2011-175 approving the VRHP; and

WHEREAS, the VHRP requires that all rents charged by the
City of Vernon be "market" rents as determined by independent sources,
while avoiding undue hardship on existing tenants; and

WHEREAS, pursuant to Article XVII, Section 2.125 of the
Vernon Municipal Code the Commission desires, by resolution, to
establish rental rates.

NOW, THEREFORE, BE IT RESOLVED BY THE VERNON HOUSING
COMMISSION OF THE CITY OF VERNON AS FOLLOWS:

SECTION 1: The Vernon Housing Commission of the City of
Vernon hereby finds and determines that the above recitals are true
and correct.

SECTION 2: The Vernon Housing Commission of the City of
Vernon finds that this action is exempt from California Environmental
Quality Act (CEQA) review because it is an administrative activity that
will not result in any direct or indirect changes in the environment
and is therefore not a "project" as defined by CEQA Guidelines section

15378.

SECTION 3: The Vernon Housing Commission of the City of Vernon hereby establishes that beginning January 1, 2020, the adjustment of month-to-month rents based on the annual percentage change in the Consumer Price Index (CPI) for all urban consumers, not seasonally adjusted, all items index (CPI-U) for the Los Angeles - Long Beach - Anaheim area, for the twelve month period ending the August immediately prior to the rent adjustment will take effect on January 1 of each year. Existing leases being renewed during the calendar year would be similarly adjusted at the time of renewal. To ensure that these automatic rent adjustments do not create an undue hardship on existing tenants the maximum rate of increase in any year would be limited to a three percent (3%) increase, without regard to any higher increase that may be justified by the increase in the CPI. These adjustments to rent for 2019 will take effect on March 1, 2019.

SECTION 4: The Vernon Housing Commission of the City of Vernon hereby establishes that rents for vacant units shall be set at the current rate published by the United States Department of Housing and Urban Development (HUD) for Small Area Fair Market Rents for the City of Vernon at the time of tenant move-in to establish the initial rent. For purposes of this Section 4, a unit temporarily vacated by an existing tenant for purposes of a remodel shall not constitute a "vacant unit".

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SECTION 5: The Secretary of the Commission shall certify to the passage, approval and adoption of this Resolution, and the Secretary shall cause this Resolution and the Secretary's certification to be entered in the File of Resolutions of the Commission.

APPROVED AND ADOPTED this 12th day of December, 2018.

Name: _____
Title: Chairman / Vice Chairman

ATTEST:

Maria E. Ayala, Secretary

APPROVED AS TO FORM:

Zaynah Moussa,
Senior Deputy City Attorney

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

I, Maria E. Ayala, Secretary of the Vernon Housing Commission of the City of Vernon, do hereby certify that the foregoing Resolution, being Resolution No. VHC-_____, was duly passed, approved and adopted by the Vernon Housing Commission of the City of Vernon at a regular meeting of the Commission duly held on Wednesday, December 12, 2018, and thereafter was duly signed by the Chair or Vice Chair of the Vernon Housing Commission of the City of Vernon.

Executed this _____ day of December, 2018, at Vernon, California.

Maria E. Ayala, Secretary

(SEAL)



10016 Pioneer Blvd., Suite 110
Santa Fe Springs, CA 90670
Phone (562) 651-1058
FAX (562) 651-1068
corporate@goldcoastappraisals.com

September 6, 2018

Anthony Zarate
City of Vernon
4305 Santa Fe Ave.
Vernon, CA 90058

Dear Mr. Zarate,

At your request, I completed my analysis of the monthly rental rates for the following residential properties:

Type	Street Location	City Location
2 Bedroom House	4325 Furlong Pl.	Vernon
3 Bedroom House	4321 Furlong Pl.	Vernon

Regardless of who pays for the attached market rental report, it has been prepared for our client: the City of Vernon. As specified by the client, the purpose of the appraisal is to estimate a current fair market rental rate for the above mentioned properties. The client intends to use this report in negotiating a rental rate for the tenants at these locations.

The attached Rental Report has been prepared in accordance with the reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

This Rental Report may not be used or relied upon by anyone other than the above-mentioned client for any purpose whatsoever, without the express written consent of the appraiser. If the client provides anyone else with a copy of

this report, such as a borrower, etc., that person(s) may not be entitled to rely upon its contents when making any decisions about the property. As such the following limiting condition applies:

Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, new, sales, or other media without the written consent and appeal of the author, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to the Appraisal Institute or the MAI, SRA designation. Furthermore, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of any one, but the client, the client shall make such party(s) aware of all the assumptions and limiting conditions of the assignment.

Should you have any questions regarding the analysis or conclusions found in the attached report, please contact me.

Sincerely,



Hee K. Yi
Certified General Appraiser
AG 035644
Expires 11/16/2018

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Client

The City of Vernon
4305 Santa Fe Ave.
Vernon, California 90058

Appraiser

Hee K. Yi
Gold Coast Appraisals Inc.
10016 Pioneer Blvd., Suite 110
Santa Fe Springs, California 90670

Effective Date of the Assignment

The effective date of this assignment is September 1, 2018. The buildings were inspected on September 1, 2018. The appraiser made exterior inspections of the properties. Both properties were viewed from the street.

Date of Report

Hee K. Yi wrote this report September 6, 2018.

Competency Provision

Hee K. Yi has the necessary educational background and field experience to perform this assignment; her qualifications are found in the addenda. She is a California Certified General Appraiser (AG035644).

Confidentiality

The appraiser must be aware of, and comply with, all confidentiality and privacy laws and regulations applicable in an assignment. Disclosure of confidential information is permissible to professional peer review committees, except when such disclosure to a committee would violate applicable law or regulation. Confidential Information means information that is either identified by the client as confidential when providing it to an appraiser and that is not available from any other source; or classified as confidential or private by applicable law or regulation.

Fair Rental Report

This Rental Report complies with the reporting requirements set forth under Uniform Standards of Professional Appraisal Practice (USPAP) as well as those promulgated by the Appraisal Institute.

As such, it presents a summary of the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of a current monthly rental rate.

Intended User

The City of Vernon is the intended user of this report.

Intended Use

The City of Vernon intends to use this report in negotiating a monthly rental rate for the houses that are owned by the City of Vernon.

Real Estate Locations

Type	Street Location	City Location
2 Bedroom House	4325 Furlong Pl.	Vernon
3 Bedroom House	4321 Furlong Pl.	Vernon

Overview of the Assignment

Because nearly every house is owned by the City of Vernon, there are no rental properties within the City boundaries that can be surveyed to ascertain a market rental rate. City employees that need to be housed in proximity to their work location can opt to obtain housing in the cities and communities that are adjacent to Vernon. Huntington Park, South Gate, Maywood, East Los Angeles, Los Angeles, Bell, Lynwood, and City of Commerce have housing stock that is similar to the Vernon located houses. Therefore, the surveys of rental units in these communities are used in this analysis.

Scope of the Assignment

The appraiser performed the following tasks in order to ascertain the current market monthly rental rate as of September 1, 2018. The client provided the scope of work about the remodeling of the properties. Gold Coast Appraisals conducted the prior rental surveys as of November 17, 2011, August 25, 2015, and January 19, 2016. The staff of Gold Coast Appraisals inspected the interior and exterior of the properties on November 17, 2011 and August 25, 2015, thus the interior information of the properties was obtained from the prior rental survey reports of Gold Coast Appraisals.

For the assignment the appraiser:

- Viewed the exterior of all the rental properties;
- Viewed all of the properties from the public thoroughfares;
- Reviewed the descriptions of City owned residential properties;
- Utilized internet rental sites and multiple listing leasing information to obtain rental rates;
- Selected leased or for lease properties that have physical characteristics that are similar to the subject properties;
- Conducted an exterior inspection of each rent comparable;
- Reviewed all the pertinent information available for each rental;
- Contacted owners and leasing agents to verify physical characteristics of the rentals;
- Analyzed the data making adjustments for the superior or inferior characteristics that impact rental rates;
- Made positive or negative adjustments for those characteristics that impact rents;
- Reconciled the adjusted rents and reached a final rent conclusion for each location;

Definition of Market Rent

The most probable rent which a property will bring in a competitive and open market under all conditions requisite to a fair rent, the owner and tenant, each acting prudently, knowledgeably and assuming the rental rate is not affected by undue stimulus whereby:

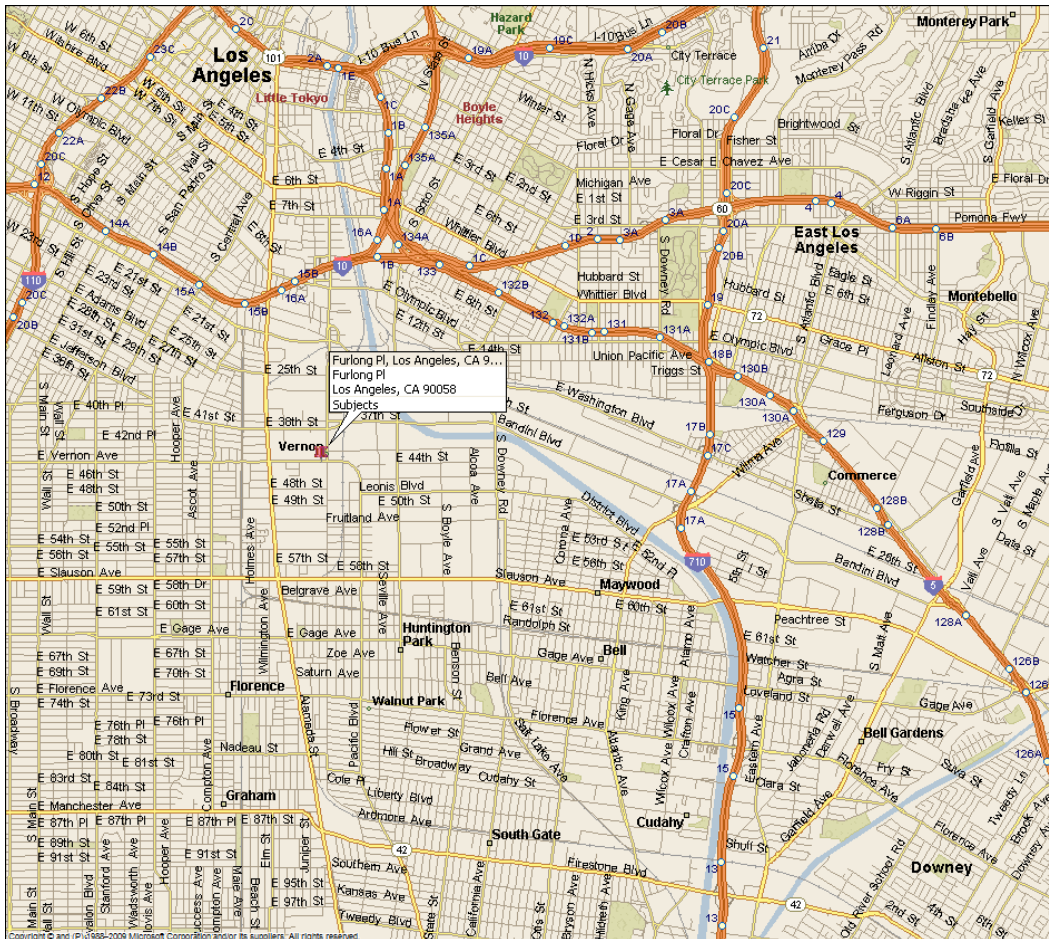
Owner and tenant are typically motivated;

Both parties are well informed or well advised, and acting in what they consider their own best interest;

A reasonable time is allowed for exposure in the open market;

Payment is made in terms of cash U.S. dollars or in terms of financial arrangements comparable thereto.

Neighborhood Description



City of Vernon Locations

Industrial and commercial properties dominate the property uses found in Vernon. Over the past several years most of the older structures have been replaced with modern concrete tilt-up buildings designed for light and heavy manufacturing. Many cold storage facilities have relocated to Vernon from the Central Business District of Los Angeles. Many of the industrial uses have access to rail road spur lines that are just a short distance from the main freight carrying rail lines.

Vernon's residential properties consist of 18 single family homes and one apartment building all of which are owned by the City and occupied by City employees. These properties are located adjacent to City owned facilities and are surrounded by privately owned industrial uses.

Because Vernon lacks the infrastructure to service local residents, they must utilize facilities found in the surrounding Cities of Maywood, East Los Angeles, Huntington Park, Bell and City of Commerce. Access to these adjacent cities is via Atlantic Blvd., Slauson Ave., Bandini Blvd., Soto St., Alameda St., Santa Fe Ave. and Washington Blvd. Vernon is also conveniently located to the Long Beach and Santa Ana freeways which provide residents and businesses access not only to the surrounding communities but to the Central Business District of Los Angeles and the Ports of Los Angeles and Long Beach.

Zoning

The properties that reside in the City of Vernon are zoned for manufacturing uses.

Property Descriptions

Furlong Place Houses

4321 and 4325 Furlong Pl. are houses that were built in 1941 in the City of Vernon. These houses reside on a small cul-de-sac street that is adjacent to a City owned facility.

These two houses are currently remodeled. Each house has window treatments, hardwood and tile flooring. The kitchens are equipped with wood cabinets, granite counter tops, a refrigerator, stove, garbage disposal, microwave, and washer/dryer. The bathrooms have a tub with an overhead shower, vanity, and tile wainscoting surrounding the tub. Each unit has central heating, air conditioning and hot water tanks. The houses are equipped with a laundry room. The houses have access to individual storage spaces that are located in their fenced rear yards. Each house has an assigned street parking stall and one covered space in the adjacent city parking garage. The tenants pay for all utilities and trash pick-up.

The appraiser assumed that all of the properties were in rent ready condition and that they did not suffer from any major deferred maintenance or any significant code violations.

Rental Analysis

4321 Furlong Pl. (3 bedroom house)

<i>Subject</i>		<i>Rental 1</i>		<i>Rental 2</i>		<i>Rental 3</i>		<i>Rental 4</i>		
	4321 Furlong Pl.	Data	2506 Cole Pl.	114 E. 85th St.	7819 Glengarry Ave.	10251 Virginia				
	3bed 1 bath house	on	Huntinton Park	Los Angeles	Whittier	South Gate				
	Vernon	Subject								
A.	Rents Charged			Data	\$ Adj					
	Rent		\$1,975		\$2,325		\$2,550		\$2,645	
	Rent Concessions		None		None		None		None	
	Effective Rent & Rent/ Sq. Ft.		\$1,975	1.62	\$2,325	2.54	\$2,550	2.15	\$2,645	1.52
B.	Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
	Year Built	1960	1975		1926		1952		1923	
	Condition	Excellent	Average	\$100	Excellent		Excellent		Excellent	
	Proximity to Adversity	Y	N	(\$100)	N	(\$100)	N	(\$100)	N	(\$100)
	Location									
C.	Unit Equipment/ Amenities				Data	\$ Adj				
	# Bedrooms	3	3		3		3		3	
	# Baths	1	2	(\$60)	1		2	(\$60)	2	(\$60)
	Unit Interior Sq. Ft.	1258	1222	\$14	916	\$133	1188	\$27	1244	\$5
	AC: Central/ Wall	Central	C		N	\$10	C		N	\$10
	Range/ refrigerator	Y/Y	N/N	\$85	Y/N	\$48	Y/N	\$48	Y/N	\$48
	Microwave/ Dishwasher	Y/N	N/N	\$12	N/N	\$12	N/Y	(\$20)	N/N	\$12
	Washer/Dryer	Y/Y	N/N	\$35	N/N	\$35	N/N	\$35	N/N	\$35
	Fireplace	N	N		N		Y	(\$5)	N	
D.	Site Equipment/ Amenities				Data	\$ Adj				
	Parking	Open	2 car gar	(\$50)	2 car gar	(\$50)	2 car gar	(\$50)	2 car gar	(\$50)
	Extra Storage	Y	N	\$25	Y		N	\$25	N	\$25
	Security	N	N		N		N		N	
	Clubhouse/ Meeting Rooms	N	N		N		N		N	
	Pool/ Recreation Areas	N	N		N		N		N	
E.	Utilities				Data	\$ Adj				
	Tenant Paid Heat	Y	Y		Y		Y		Y	
	Tenant Paid Cooling	Y	Y		Y		Y		Y	
	Tenant Paid Cooking	Y	Y		Y		Y		Y	
	Tenant Paid Hot Water	Y	Y		Y		Y		Y	
	Tenant Paid Electric	Y	Y		Y		Y		Y	
	Tenant Paid Water/Sewer	Y	Y		Y		Y		Y	
	Tenant Paid Trash	Y	Y		Y		Y		Y	
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
	# Adjustments B to D		6	3	5	2	4	5	6	3
	Sum Adjustments B to D		\$271	(\$210)	\$238	(\$150)	\$135	(\$235)	\$135	(\$210)
	Sum Utility Adjustments									
			Net	Gross	Net	Gross	Net	Gross	Net	Gross
	<i>Net/ Gross Adjmts B to E</i>		\$61	\$481	\$88	\$388	(\$100)	\$370	(\$75)	\$345
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
	Adjusted Rent		\$2,036		\$2,413		\$2,450		\$2,570	
	Adj Rent/Last rent			103%		104%		96%		100%
	Estimated Market Rent	\$2,367	\$1.88 ← Estimated Market Rent/ Sq. Ft							

4325 Furlong Pl. (2 bedroom house)

Subject		Rental 1		Rental 2		Rental 3		Rental 4	
4325 Furlong Pl.		1226 S. La Verne		2434 E. 124th St.		11109 California Ave.		641 S. Duncan Ave.	
2bed1bath house		Los Angeles		LA County		Lynwood		Los Angeles	
Vernon									
Subject									
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
Rent		\$1,800		\$1,895		\$2,095		\$2,100	
Rent Concessions		None		None		None		None	
Effective Rent & Rent/ Sq. Ft.	▼	\$1,800	1.55	\$1,895	2.63	\$2,095	2.91	\$2,100	2.43
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
Year Built	1941	1926		1945		1963		1941	
Condition/Street Appeal	Excellent	Average	\$100	Average	\$100	Excellent		Average	\$100
Proximity to Adversity	Y	N	(\$100)	N	(\$100)	N	(\$100)	N	(\$100)
Location									
C. Unit Equipment/ Amenities									
# Bedrooms	2	2		2		2		2	
# Baths	1	1		1		1		1	
Unit Interior Sq. Ft.	1079	1160	(\$36)	720	\$140	720	\$140	864	\$83
AC: Central/ Wall	Central	N	\$10	N	\$10	Wall	(\$5)	N	\$10
Range/ refrigerator	Y/Y	N/N	\$85	N/N	\$85	N/N	\$85	N/N	\$85
Microwave/ Dishwasher	Y/N	N/N	\$12	Y/N		N/N	\$12	N/N	\$12
Washer/Dryer	Y/Y	N/N	\$35	N/N	\$35	N/N	\$35	Y./Y	
Fireplace	N	N		N		N		N	
D Site Equipment/ Amenities									
Parking	Open	1 car gar	(\$25)	1 car gar	(\$25)	1 car gar	(\$25)	1 car gar	(\$25)
Extra Storage	Y	N	\$25	N	\$25	N	\$25	N	\$25
Security	N	N		N		N		N	
Clubhouse/ Meeting Rooms	N	N		N		N		N	
Pool/ Recreation Areas	N	N		N		N		N	
E. Utilities									
Tenant Paid Heat	Y	Y		Y		Y		Y	
Tenant Paid Cooling	Y	Y		Y		Y		Y	
Tenant Paid Cooking	Y	Y		Y		Y		Y	
Tenant Paid Hot Water	Y	Y		Y		Y		Y	
Tenant Paid Electric	Y	Y		Y		Y		Y	
Tenant Paid Water/Sewer	Y	N	(\$63)	N	(\$63)	Y		N	(\$63)
Tenant Paid Trash	Y	N	(\$27)	N	(\$27)	Y		N	(\$27)
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
# Adjustments B to D		6	3	6	2	5	3	6	2
Sum Adjustments B to D		\$267	(\$161)	\$395	(\$125)	\$297	(\$130)	\$315	(\$125)
Sum Utility Adjustments			(\$90)		(\$90)				(\$90)
		Net	Gross	Net	Gross	Net	Gross	Net	Gross
Net/ Gross Adjmts B to E		\$16	\$518	\$180	\$610	\$167	\$427	\$100	\$530
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
Adjusted Rent		\$1,816		\$2,075		\$2,262		\$2,200	
Adj Rent/Last rent			101%		109%		108%		105%
Estimated Market Rent	\$2,088	\$1.94	← Estimated Market Rent/ Sq. Ft						

Explanation of Adjustments

Remodeling Adjustment

The following is an example of the difference between rental rates before and after remodeling. Based on our research, living size does not significantly impact the difference of rental rates after remodeling but rather it is a total dollar difference. The information is derived from the website of MLS and Rent.com.

Street Address	City	Bed/Bath	Living Size(SF)	Remodeled	Rent	Difference
16040 Leffingwell Rd. #18	Whittier	2bed/2bath	960	Yes	\$1,700	
16040 Leffingwell Rd. #22	Whittier	2bed/2bath	960	No	\$1,575	\$125
13801 Paramount Blvd.	Paramount	1bed/1bath	769	Yes	\$1,618	
13802 Paramount Blvd.	Paramount	1bed/1bath	769	No	\$1,523	\$95
7300 Florence Ave.	Downey	1bed/1bath	530	Yes	\$1,350	
7300 Florence Ave.	Downey	1bed/1bath	530	No	\$1,250	\$100

As shown above, the difference of rental rates after remodeling is \$95 to \$125. A \$100 adjustment to rent is appropriate when comparing non remodeled units to remodeled units.

Adjustments of Kitchen Appliances

Based on the website (rentafridge.com), the rental rate per month for refrigerators which have a similar price of the refrigerator which is provided by the City of Vernon is \$48. Since there is not enough data for rental rates of other appliances, the concluded adjustments of range and microwave are derived from the rental rate of refrigerator based on their prices, which are provided by the client.

	Refrigerator	Range	Microwave
Price	\$ 1,900	\$ 1,275	\$ 350
Adjustment	\$ 48	\$ 37	\$ 12

According to the website, the rental rate of a side by side washer and dryer is \$35. Therefore, the adjustment of \$35 is applied for washer/dryer.

Utility Adjustment

The adjustments of Utilities are based on the Los Angeles Housing Authority Utility Allowances grid.

Proximity to Adversity (favorable & unfavorable)

The subject units have unfavorable features because they are located adjacent to industrial buildings which have noise and

odor issues, and their distance to parks and schools. These features make the subject inferior to the comparables in location.

The following are some examples of different rental rates with favorable and unfavorable features. The radius was expanded to Los Angeles County to find samples of the differences. The information is obtained from office managers and MLS.

Example 1

These two units are located within same apartment complex and address is 9050 E. Carron Dr., Pico Rivera.

Features	Bed/Bath	Sq.ft.	Rental	Difference
Favorable	1bed/1bath	581	\$1,537	\$100
Unfavorable	1bed/1bath	581	\$1,637	

Example 2

These two units are located within same apartment complex and address is 6141 Orange Ave., Cypress.

Features	Bed/Bath	Sq.ft.	Rental	Difference
Favorable	2bed/1bath	858	\$1,885	\$100
Unfavorable	2bed/1bath	858	\$1,785	

The adjustment of \$100 is applied.

Adjustment of Sq.Ft.

The following are some examples of the difference of rental rate per square feet. It is obtained from the website of Rent.com

Example 1

Location: Same apartment complex in Downey

Bed/Bath	Sq.ft.	Rental	Difference
0/1bath	1,731	\$2,195	\$0.35 per sq.ft.
0/1bath	974	\$1,925	

Example 2

Location: Same apartment complex in Pico Rivera

Bed/Bath	Sq.ft.	Rental	Difference
1/1	758	\$1,477	\$0.39 per sq.ft.
1/1	581	\$1,407	

Example 3

Location: Same apartment complex in Los Angeles

Bed/Bath	Sq.ft.	Rental	Difference
0/1	670	\$1,915	\$0.44 per sq.ft.
0/1	343	\$1,770	

The adjustment of \$0.39 per sq.ft. is applied.

Adjustment of Bath

The data is obtained from the website of MLS.

Example 1

Range of Living Size: 900 to 1,300 sq.ft.

Location: Whittier

Bed/Bath	Average Rental Rate	Difference
2bed/2bath	\$2,413	\$55
2bed/1bath	\$2,358	

Example 2

Range of Living Size: 1,400 to 1.600 sq.ft.

Location: Long Beach

Bed/Bath	Average Rental Rate	Difference
2bed/2bath	\$1,528	\$64
2bed/1bath	\$1,464	

The adjustment of \$60 is applied to the comparables which have an additional bath.

If you have any questions regarding this analysis please contact me.

Sincerely,



Hee K. Yi

Certified General Appraiser

AG 035644

Expires 11/16/2018

Addendum

Certification

Certification

I, certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion and the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
8. I made an exterior inspection of the property that is the subject of this report.
9. No one else provided professional assistance to the person signing this report.
10. I am competent to complete this report in accordance with the competency provision of USPAP.



Hee K. Yi
Certified General Appraiser
AG 035644
Expires 11/16/2018

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. As agreed upon with the client prior to the preparation of this appraisal, this is a Narrative Report.
2. This is a Summary Narrative Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined, and considered in this appraisal report.

11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and interim use improvements are within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of hazardous waste and/or toxic materials would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
15. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
16. Neither all nor any part of the contents of this report (especially any conclusions, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

Qualifications

Hee (Kim) Yi
10016 Pioneer Blvd. Suite 110
Santa Fe Springs, CA 90670
(562) 651-10988 or FAX (562) 651-1068
E-mail corporate@goldcoastappraisals.com

Qualifications

13 years experience in residential and commercial real estate appraisal industry in the Southern California region; consultation, rental survey and analysis, feasibility studies, desk review and report writing.

Assesses properties and all real estate value types for purchase and refinance lending purposes as well as claims, tax re-assessments, liquidation and foreclosure, probate cases, new constructions, and renovations.

Possesses intricate experiences and knowledge of Asian-American Community and its banking and lending industries in the Southern California region. Fluent in Korean language and culture.

Key Achievements

Appraised large hotels and motels in the following cities: Pasadena, Escondido, Cathedral City Bakersfield and various small motels in the cities of Los Angeles and Long Beach.

Appraised an industrial land in Riverside with Eminent Domain Issues.

Valued Commercial land for the city of Long Beach.

Analyzed and appraised special use purpose (church) and office/retail mixed uses in Los Angeles County.

Appraised small and large multi-family properties in Los Angeles, Orange, Riverside and San Bernardino Counties.

Performed valuations for property settlement in divorce proceedings.

Appraised mixed use residential/homeless shelter and multi-family residential properties for Los Angeles Family Housing

Completed fair rental valuations for tenants' rights attorneys.

Completed Fair Market Rental reports for HUD, Cities, and private parties.

Mixed use properties (office/homeless shelter) for Los Angeles Family Housing
Appraised foreclosure and problem loan properties.

Appraised all types of properties for Federal Estate Tax Returns.

Appraised over 20 medical buildings of Alta Med Health Services Corp. in Los Angeles County and Orange County.

Low income housing for Restore Neighborhood Rehabilitation (City of Los Angeles).

Low income housing for City of Santa Ana.

Appraised residential properties for the city of Santa Fe Springs

Appraised multi-family and commercial properties for the asset valuation of city of Los Angeles

Performed rent comparability studies for Pico Union Housing, City of Vernon, and Metropolitan State Hospital

Professional Experience

Gold Coast Appraisals, Inc.	2005 to Present
California Probate Referee	Until 6/30/2019
JM United Appraisals Inc.	2004 - 2005

Areas of Special Competence

- ◆ Industrial Land
- ◆ Commercial Land
- ◆ Residential Land
- ◆ Industrial Construction
- ◆ Commercial Construction
- ◆ Residential Construction
- ◆ Apartment Construction
- ◆ Residential Reviewer
- ◆ Single Family House
- ◆ Multi-Family (1-4)
- ◆ Multi-Family (5-100)
- ◆ Cooperatives
- ◆ Condominiums
- ◆ Residential Tracts
- ◆ Condominium Tracts
- ◆ Partial Reconveyances
- ◆ Offices
- ◆ Single Tenant Industrial
- ◆ Multi-Tenant Industrial
- ◆ Shopping Centers
- ◆ Auto Service Centers
- ◆ Hospitals
- ◆ Special Purpose Properties
- ◆ Low Income Housing

Education

College Degree

BA Kyung Hee University, Seoul Korea

License

Certified General Real Estate Appraiser, License #AG035644, Expires 11/16/2020

Verification Call: OREA (916) 322-2500

California Probate Referee (Orange County)

Subject Photographs



4321 Furlong Place, Vernon

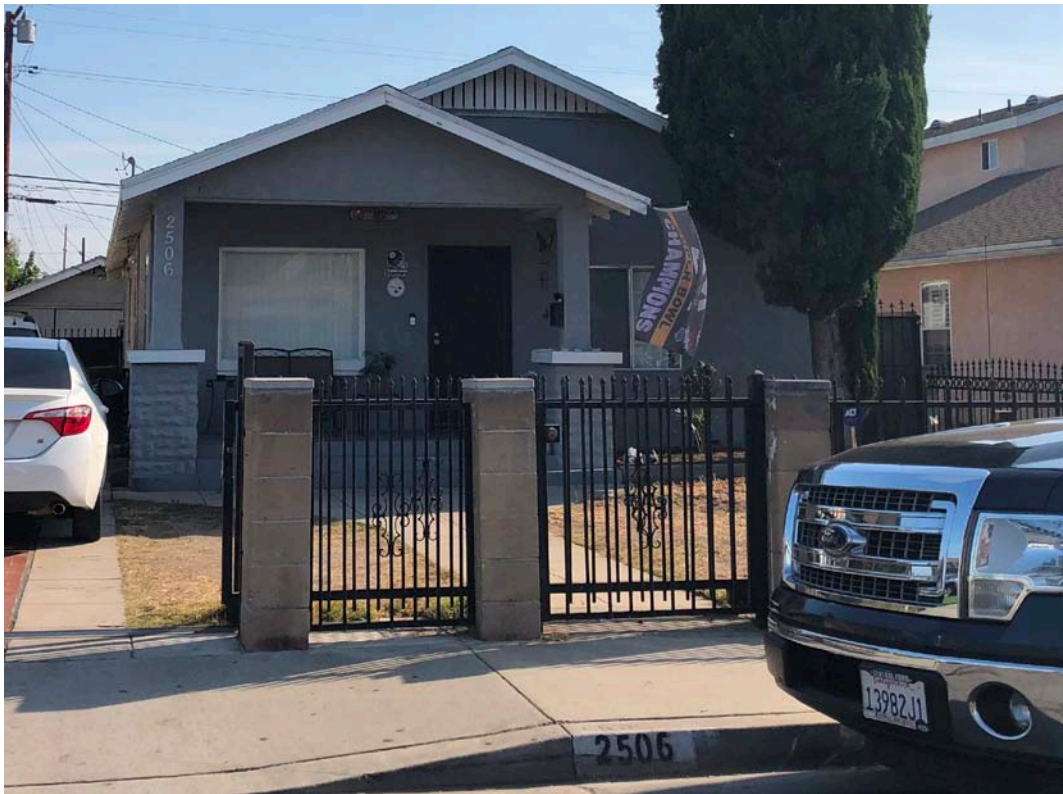


4325 Furlong Place, Vernon



Furlong Place, Vernon, street scene

Rental Photographs



2506 Cole Pl, Huntington Park



114 E. 85th St, Los Angeles



7819 Glengarry Ave, Whittier



10251 Virginia Ave, South Gate



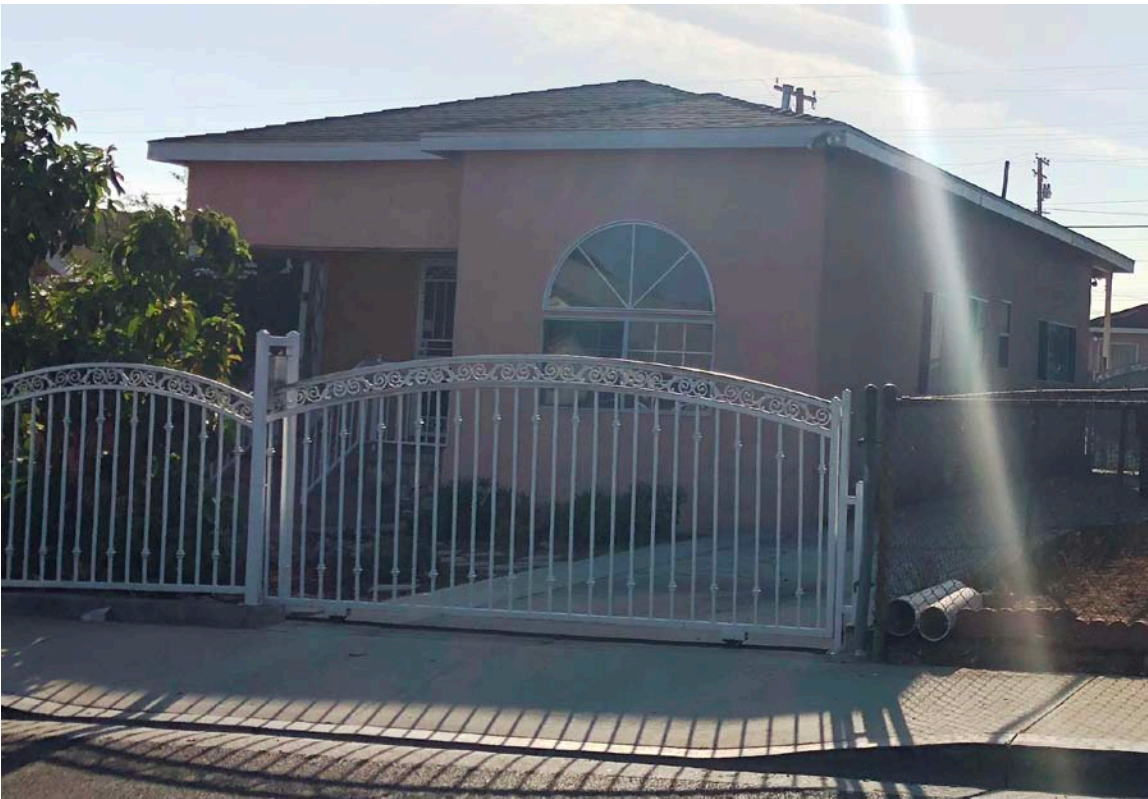
1226 S. La Verne Ave, Los Angeles



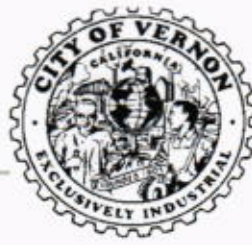
2434 E. 124th St, Compton



11109 California Ave, Lynwood



641 S. Duncan Ave, Los Angeles



NOTICE OF PUBLIC HEARING REGARDING PROPOSED MARKET RENTAL RATES FOR ALL HOUSING UNITS OWNED BY THE CITY OF VERNON

The Vernon Housing Commission will conduct a Public Hearing, which you may attend.

PLACE: Vernon City Hall
City Council Chambers
4305 Santa Fe Avenue
Vernon, CA 90058

DATE & TIME: November 7, 2018, at 6:00 p.m. (or as soon thereafter as the matter can be heard)

PURPOSE: Consider the adoption of a resolution establishing rental rates.

DOCUMENTS FOR REVIEW: Notice is hereby given that a hard copy of the proposed resolution will be available for public review during normal business hours in the City Clerk Department, located at 4305 Santa Fe Avenue, Vernon, California between the hours of 7:00 a.m. and 5:30 p.m. Monday through Thursday.

Please send your comments or questions to:
Daniel Wall, Director of Public Works
City of Vernon
4305 Santa Fe Avenue, Vernon, CA 90058
(323) 583-8811 Ext. 305 Email: dwall@ci.vernon.ca.us

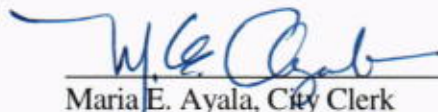
PROPOSED CEQA FINDING: Staff will recommend that the Vernon Housing Commission find that the proposed action is exempt under the California Environmental Quality Act ("CEQA") review because it is a continuing administrative activity that will not result in any direct or indirect changes in the environment and therefore does not constitute a "project" as defined by CEQA Guidelines section 15378. Here, the proposed resolution involves establishing rental rates.

If you challenge the adoption of a resolution establishing rental rates, or any provision thereof in court, you may be limited to raising only those issues you or someone else raised at the hearing described in this notice or in written correspondence delivered to the City of Vernon at, or prior to, the meeting.

Americans with Disabilities Act (ADA): In compliance with ADA, if you need special assistance to participate in the meeting, please contact the Office of the City Clerk at (323) 583-8811 ext. 546.

The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

Dated: 10/23/2018



Maria E. Ayala, City Clerk

CALIFORNIA NEWSPAPER SERVICE BUREAU

DAILY JOURNAL CORPORATION

Mailing Address : 915 E FIRST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

MARIA AYALA
CITY OF VERNON CITY CLERK
4305 SANTA FE AVE
VERNON, CA 90058

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description NPH- New Transmission Revenue

To the right is a copy of the notice you sent to us for publication in the HUNTINGTON PARK BULLETIN. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

11/01/2018

An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

PRE# 3188068

NOTICE OF PUBLIC HEARING REGARDING PROPOSED MARKET RENTAL RATES FOR ALL HOUSING UNITS OWNED BY THE CITY OF VERNON

The Vernon Housing Commission will conduct a Public Hearing, which you may attend.

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City Council Chambers
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Please send your comments or questions to:
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City of Vernon
4305 Santa Fe Avenue, Vernon, CA 90058
(323) 583-8811 Ext. 305 Email: dwall@ci.vernon.ca.us

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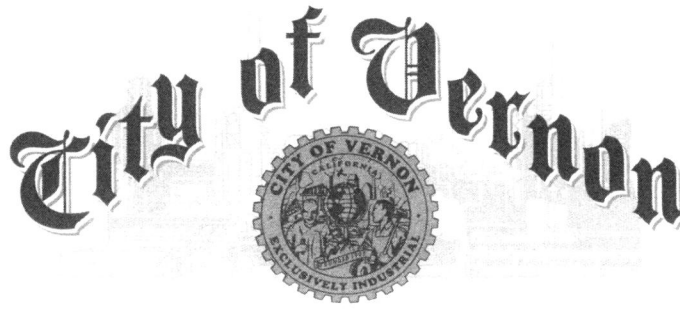
The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

Dated: 10/23/2018

/s/ Maria E. Ayala, City Clerk
11/1/18

**PRE-3188068#
HUNTINGTON PARK BULLETIN**





4305 Santa Fe Avenue, Vernon, California 90058
Telephone (323) 583-8811 Fax (323) 826-1407

PUBLIC HEARING ANNOUNCEMENT

November 29, 2018

Dear Resident:

Will you join us?

You are invited to attend a Public Hearing where the Vernon Housing Commission will consider adopting a resolution that will establish annual rent adjustments and a method for determining rents for vacant units.

The Public Hearing takes place during the Vernon Housing Commission meeting on December 12, 2018, at 6:00 p.m. at City Hall. The Public Hearing allows you to make comments to the Housing Commission before it votes on these issues.

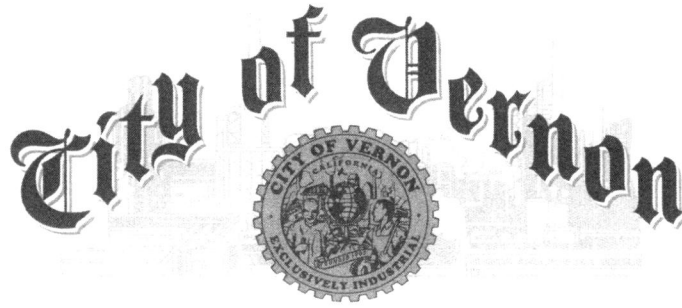
Copies of the resolution will be available at least 72-hours in advance of the meeting on the City's website at: www.cityofvernon.org/VHC.

For more information, please refer to the enclosed notice. If you have any questions please contact the Housing Hotline at (323) 826-1472.

Sincerely

Daniel S. Wall, P.E.
Director of Public Works
City of Vernon

Exclusively Industrial



4305 Santa Fe Avenue, Vernon, California 90058
Telephone (323) 583-8811 Fax (323) 826-1407

ANUNCIO DE AUDIENCIA PÚBLICA

29 de noviembre de 2018

Estimado residente:

¿Nos acompañara?

Le invitamos a asistir a una audiencia pública en la que la Comisión de Vivienda de Vernon (Vernon Housing Commission) considerará adoptar una resolución que establecerá ajustes anuales de renta y un método para determinar las rentas para unidades vacantes.

La audiencia pública se llevara a cabo durante la reunión de la Comisión de Vivienda de Vernon el 12 de diciembre de 2018, a las 6:00 p.m. en el ayuntamiento de la ciudad. La audiencia pública le permite hacer comentarios a la Comisión de Vivienda antes de que la Comisión vote sobre estos temas.

Las copias de la resolución estarán disponibles al menos 72 horas antes de la reunión en el sitio web de la Ciudad en: www.cityofvernon.org/VHC.

Para más información, consulte el aviso adjunto. Si tiene alguna pregunta, comuníquese con la línea directa de vivienda al (323) 826-1472.

Atentamente,

Daniel S. Wall, P.E.
Director de obras publicas
Ciudad de Vernon

Exclusively Industrial



FY2021 SMALL AREA FMRs FOR LOS ANGELES- LONG BEACH-GLENDALE, CA HUD METRO FMR AREA

In metropolitan areas, HUD defines Small Areas using ZIP Codes within the metropolitan area. Using ZIP codes as the basis for FMRs provides tenants with greater ability to move into Opportunity Neighborhoods with jobs, public transportation, and good schools. They also provide for multiple payment standards within a metropolitan area, and they are likely to reduce need for extensive market area rent reasonableness studies. Lastly, HUD hopes that setting FMRs for each ZIP code will reduce overpayment in lower-rent areas.

The Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area consists of the following counties: Los Angeles County, CA. All information here applies to the entirety of the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90001	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90002	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90003	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90004	\$1,400	\$1,650	\$2,110	\$2,800	\$3,060
90005	\$1,500	\$1,760	\$2,250	\$2,990	\$3,260
90006	\$1,200	\$1,410	\$1,810	\$2,410	\$2,620
90007	\$1,240	\$1,450	\$1,860	\$2,470	\$2,700
90008	\$1,180	\$1,390	\$1,780	\$2,370	\$2,580

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90009	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90010	\$1,800	\$2,110	\$2,710	\$3,600	\$3,930
90011	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90012	\$1,280	\$1,510	\$1,930	\$2,570	\$2,800
90013	\$1,610	\$1,890	\$2,420	\$3,220	\$3,510
90014	\$2,030	\$2,380	\$3,050	\$4,050	\$4,420
90015	\$1,310	\$1,540	\$1,970	\$2,620	\$2,850
90016	\$1,250	\$1,470	\$1,880	\$2,500	\$2,720
90017	\$1,450	\$1,700	\$2,180	\$2,900	\$3,160
90018	\$1,200	\$1,410	\$1,810	\$2,410	\$2,620
90019	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90020	\$1,560	\$1,830	\$2,350	\$3,120	\$3,410
90021	\$1,600	\$1,870	\$2,400	\$3,190	\$3,480
90022	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90023	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90024	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90025	\$2,050	\$2,400	\$3,080	\$4,090	\$4,460
90026	\$1,320	\$1,540	\$1,980	\$2,630	\$2,870
90027	\$1,600	\$1,880	\$2,410	\$3,200	\$3,490
90028	\$1,670	\$1,960	\$2,510	\$3,340	\$3,640
90029	\$1,280	\$1,510	\$1,930	\$2,570	\$2,800

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90030	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90031	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90032	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90033	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90034	\$1,690	\$1,980	\$2,540	\$3,380	\$3,680
90035	\$1,850	\$2,170	\$2,780	\$3,690	\$4,030
90036	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90037	\$1,180	\$1,380	\$1,770	\$2,360	\$2,580
90038	\$1,460	\$1,710	\$2,190	\$2,910	\$3,170
90039	\$1,580	\$1,860	\$2,380	\$3,160	\$3,450
90040	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90041	\$1,410	\$1,650	\$2,120	\$2,820	\$3,070
90042	\$1,340	\$1,570	\$2,010	\$2,670	\$2,910
90043	\$1,180	\$1,380	\$1,770	\$2,360	\$2,580
90044	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90045	\$1,820	\$2,130	\$2,730	\$3,630	\$3,960
90046	\$1,770	\$2,080	\$2,660	\$3,540	\$3,850
90047	\$1,220	\$1,430	\$1,830	\$2,430	\$2,650
90048	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90049	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90050	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90051	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90052	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90053	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90054	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90055	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90056	\$1,620	\$1,900	\$2,440	\$3,240	\$3,540
90057	\$1,260	\$1,470	\$1,890	\$2,510	\$2,740
90058	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90059	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90060	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90061	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90062	\$1,180	\$1,380	\$1,770	\$2,360	\$2,580
90063	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90064	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90065	\$1,240	\$1,460	\$1,870	\$2,490	\$2,710
90066	\$1,740	\$2,040	\$2,610	\$3,470	\$3,780
90067	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90068	\$1,840	\$2,150	\$2,760	\$3,670	\$4,000
90069	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90070	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90071	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90072	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90073	\$2,050	\$2,410	\$3,090	\$4,100	\$4,470
90074	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90075	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90076	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90077	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90078	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90079	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90081	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90082	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90083	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90084	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90086	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90087	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90089	\$1,200	\$1,410	\$1,800	\$2,400	\$2,620
90090	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90091	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90093	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90094	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90095	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90099	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90201	\$1,170	\$1,370	\$1,770	\$2,360	\$2,580
90202	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90209	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90210	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90211	\$1,860	\$2,180	\$2,790	\$3,710	\$4,040
90212	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90213	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90220	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90221	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90222	\$1,230	\$1,440	\$1,850	\$2,460	\$2,680
90223	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90224	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90230	\$1,740	\$2,040	\$2,610	\$3,470	\$3,780
90231	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90232	\$1,820	\$2,130	\$2,730	\$3,630	\$3,960
90239	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90240	\$1,480	\$1,730	\$2,220	\$2,950	\$3,220
90241	\$1,360	\$1,590	\$2,040	\$2,710	\$2,960
90242	\$1,380	\$1,610	\$2,070	\$2,750	\$3,000
90245	\$1,770	\$2,080	\$2,660	\$3,540	\$3,850
90247	\$1,250	\$1,470	\$1,880	\$2,500	\$2,720

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90248	\$1,220	\$1,440	\$1,840	\$2,450	\$2,670
90249	\$1,200	\$1,400	\$1,800	\$2,390	\$2,610
90250	\$1,260	\$1,480	\$1,900	\$2,530	\$2,750
90251	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90254	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90255	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90260	\$1,380	\$1,610	\$2,070	\$2,750	\$3,000
90261	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90262	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90263	\$2,050	\$2,410	\$3,090	\$4,100	\$4,480
90264	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90265	\$2,050	\$2,410	\$3,090	\$4,100	\$4,480
90266	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90267	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90270	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90272	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90274	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90275	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90277	\$1,920	\$2,250	\$2,880	\$3,830	\$4,170
90278	\$1,720	\$2,020	\$2,590	\$3,440	\$3,750
90280	\$1,180	\$1,380	\$1,770	\$2,360	\$2,580

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90290	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90291	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90292	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90293	\$1,990	\$2,340	\$3,000	\$3,990	\$4,350
90294	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90295	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90296	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90301	\$1,270	\$1,490	\$1,910	\$2,540	\$2,770
90302	\$1,340	\$1,570	\$2,010	\$2,670	\$2,910
90303	\$1,230	\$1,440	\$1,850	\$2,460	\$2,680
90304	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90305	\$1,390	\$1,630	\$2,090	\$2,780	\$3,030
90306	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90307	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90308	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90309	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90310	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90401	\$1,920	\$2,250	\$2,890	\$3,840	\$4,190
90402	\$1,940	\$2,280	\$2,920	\$3,880	\$4,230
90403	\$2,050	\$2,400	\$3,080	\$4,090	\$4,460
90404	\$1,470	\$1,720	\$2,210	\$2,940	\$3,200

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90405	\$1,690	\$1,980	\$2,540	\$3,380	\$3,680
90406	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90408	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90409	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90501	\$1,390	\$1,630	\$2,090	\$2,780	\$3,030
90502	\$1,460	\$1,720	\$2,200	\$2,920	\$3,190
90503	\$1,720	\$2,020	\$2,590	\$3,440	\$3,750
90504	\$1,440	\$1,690	\$2,160	\$2,870	\$3,130
90505	\$1,700	\$1,990	\$2,550	\$3,390	\$3,700
90506	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90507	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90508	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90509	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90510	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90601	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90602	\$1,300	\$1,530	\$1,960	\$2,600	\$2,840
90603	\$1,810	\$2,120	\$2,720	\$3,610	\$3,940
90604	\$1,400	\$1,650	\$2,110	\$2,800	\$3,060
90605	\$1,400	\$1,650	\$2,110	\$2,800	\$3,060
90606	\$1,400	\$1,650	\$2,110	\$2,800	\$3,060
90607	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90608	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90609	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90610	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90623	\$1,600	\$1,800	\$2,220	\$3,070	\$3,540
90630	\$1,570	\$1,770	\$2,180	\$3,020	\$3,470
90631	\$1,440	\$1,620	\$2,010	\$2,790	\$3,230
90637	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90638	\$1,700	\$2,000	\$2,560	\$3,400	\$3,710
90640	\$1,250	\$1,470	\$1,880	\$2,500	\$2,720
90650	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90651	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90652	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90660	\$1,270	\$1,490	\$1,910	\$2,540	\$2,770
90661	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90662	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90670	\$1,400	\$1,640	\$2,100	\$2,790	\$3,040
90671	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90701	\$1,490	\$1,750	\$2,240	\$2,980	\$3,250
90702	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90703	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
90704	\$1,460	\$1,710	\$2,190	\$2,910	\$3,170

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90706	\$1,330	\$1,560	\$2,000	\$2,660	\$2,900
90707	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90710	\$1,190	\$1,400	\$1,790	\$2,380	\$2,590
90711	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90712	\$1,740	\$2,040	\$2,620	\$3,480	\$3,800
90713	\$1,920	\$2,250	\$2,880	\$3,830	\$4,170
90714	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90715	\$1,540	\$1,810	\$2,320	\$3,080	\$3,360
90716	\$1,320	\$1,550	\$1,990	\$2,640	\$2,880
90717	\$1,350	\$1,580	\$2,030	\$2,700	\$2,940
90723	\$1,310	\$1,540	\$1,970	\$2,620	\$2,850
90731	\$1,320	\$1,550	\$1,990	\$2,640	\$2,880
90732	\$1,960	\$2,290	\$2,940	\$3,910	\$4,260
90733	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90734	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90744	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90745	\$1,360	\$1,590	\$2,040	\$2,710	\$2,960
90746	\$1,700	\$2,000	\$2,560	\$3,400	\$3,710
90747	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90748	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90749	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90755	\$1,340	\$1,570	\$2,010	\$2,670	\$2,910
90801	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90802	\$1,420	\$1,670	\$2,140	\$2,840	\$3,100
90803	\$1,820	\$2,130	\$2,730	\$3,630	\$3,960
90804	\$1,280	\$1,510	\$1,930	\$2,570	\$2,800
90805	\$1,200	\$1,410	\$1,810	\$2,410	\$2,620
90806	\$1,220	\$1,430	\$1,830	\$2,430	\$2,650
90807	\$1,450	\$1,700	\$2,180	\$2,900	\$3,160
90808	\$1,690	\$1,980	\$2,540	\$3,380	\$3,680
90809	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90810	\$1,170	\$1,370	\$1,770	\$2,360	\$2,580
90813	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
90814	\$1,460	\$1,710	\$2,190	\$2,910	\$3,170
90815	\$1,670	\$1,960	\$2,510	\$3,340	\$3,640
90822	\$1,640	\$1,930	\$2,470	\$3,280	\$3,580
90831	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90832	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90833	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90840	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
90853	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91001	\$1,620	\$1,900	\$2,430	\$3,230	\$3,520

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91003	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91006	\$1,700	\$2,000	\$2,560	\$3,400	\$3,710
91007	\$1,450	\$1,700	\$2,180	\$2,900	\$3,160
91008	\$1,480	\$1,730	\$2,220	\$2,950	\$3,220
91009	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91010	\$1,510	\$1,770	\$2,270	\$3,020	\$3,290
91011	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91012	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91016	\$1,420	\$1,660	\$2,130	\$2,830	\$3,090
91017	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91020	\$1,500	\$1,760	\$2,250	\$2,990	\$3,260
91021	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91023	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91024	\$1,500	\$1,760	\$2,250	\$2,990	\$3,260
91025	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91030	\$1,620	\$1,900	\$2,430	\$3,230	\$3,520
91031	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91040	\$1,440	\$1,690	\$2,170	\$2,880	\$3,140
91041	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91042	\$1,340	\$1,570	\$2,010	\$2,670	\$2,910
91043	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91046	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
91066	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91077	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91101	\$1,800	\$2,110	\$2,700	\$3,590	\$3,910
91102	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91103	\$1,320	\$1,540	\$1,980	\$2,630	\$2,870
91104	\$1,420	\$1,670	\$2,140	\$2,840	\$3,100
91105	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91106	\$1,670	\$1,960	\$2,510	\$3,340	\$3,640
91107	\$1,600	\$1,870	\$2,400	\$3,190	\$3,480
91108	\$1,550	\$1,820	\$2,330	\$3,100	\$3,380
91109	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91114	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91115	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91116	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91117	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91118	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91123	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91129	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91185	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91201	\$1,560	\$1,830	\$2,350	\$3,120	\$3,410

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91202	\$1,610	\$1,890	\$2,420	\$3,220	\$3,510
91203	\$1,540	\$1,810	\$2,320	\$3,080	\$3,360
91204	\$1,560	\$1,830	\$2,350	\$3,120	\$3,410
91205	\$1,500	\$1,760	\$2,260	\$3,000	\$3,270
91206	\$1,600	\$1,870	\$2,400	\$3,190	\$3,480
91207	\$1,600	\$1,870	\$2,400	\$3,190	\$3,480
91208	\$1,760	\$2,070	\$2,650	\$3,520	\$3,840
91209	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91210	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91214	\$1,770	\$2,080	\$2,660	\$3,540	\$3,850
91221	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91222	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91224	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91225	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91226	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91301	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91302	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91303	\$1,460	\$1,710	\$2,190	\$2,910	\$3,170
91304	\$1,440	\$1,680	\$2,160	\$2,870	\$3,130
91305	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91306	\$1,340	\$1,570	\$2,010	\$2,670	\$2,910

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91307	\$2,040	\$2,400	\$3,070	\$4,100	\$4,500
91308	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91309	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91310	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91311	\$1,730	\$2,030	\$2,610	\$3,470	\$3,780
91313	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91316	\$1,690	\$1,980	\$2,540	\$3,380	\$3,680
91321	\$1,450	\$1,700	\$2,180	\$2,900	\$3,160
91322	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91324	\$1,550	\$1,820	\$2,330	\$3,100	\$3,380
91325	\$1,500	\$1,760	\$2,260	\$3,000	\$3,270
91326	\$1,910	\$2,240	\$2,870	\$3,810	\$4,160
91327	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91328	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91329	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91330	\$1,530	\$1,800	\$2,310	\$3,060	\$3,340
91331	\$1,310	\$1,540	\$1,970	\$2,620	\$2,850
91333	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91334	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91335	\$1,480	\$1,730	\$2,220	\$2,950	\$3,220
91337	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91340	\$1,320	\$1,550	\$1,990	\$2,640	\$2,880
91341	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91342	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91343	\$1,300	\$1,520	\$1,950	\$2,590	\$2,830
91344	\$1,740	\$2,040	\$2,610	\$3,470	\$3,780
91345	\$1,630	\$1,910	\$2,450	\$3,260	\$3,550
91346	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91350	\$1,860	\$2,180	\$2,790	\$3,710	\$4,040
91351	\$1,620	\$1,900	\$2,440	\$3,240	\$3,540
91352	\$1,320	\$1,540	\$1,980	\$2,630	\$2,870
91353	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91354	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91355	\$1,900	\$2,230	\$2,860	\$3,800	\$4,140
91356	\$1,620	\$1,900	\$2,430	\$3,230	\$3,520
91357	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91361	\$1,780	\$2,110	\$2,690	\$3,680	\$4,230
91362	\$1,540	\$1,840	\$2,340	\$3,260	\$3,850
91364	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91365	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91367	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91371	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91372	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91376	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91380	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91381	\$1,890	\$2,220	\$2,840	\$3,770	\$4,120
91382	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91383	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91384	\$1,460	\$1,720	\$2,200	\$2,920	\$3,190
91385	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91386	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91387	\$1,630	\$1,910	\$2,450	\$3,260	\$3,550
91390	\$1,990	\$2,340	\$3,000	\$3,990	\$4,350
91392	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91393	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91394	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91395	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91396	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91401	\$1,400	\$1,650	\$2,110	\$2,800	\$3,060
91402	\$1,350	\$1,580	\$2,030	\$2,700	\$2,940
91403	\$1,800	\$2,110	\$2,700	\$3,590	\$3,910
91404	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91405	\$1,360	\$1,600	\$2,050	\$2,720	\$2,970

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91406	\$1,380	\$1,620	\$2,080	\$2,760	\$3,010
91407	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91408	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91409	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91411	\$1,480	\$1,730	\$2,220	\$2,950	\$3,220
91412	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91413	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91416	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91423	\$1,770	\$2,080	\$2,660	\$3,540	\$3,850
91426	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91436	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91482	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91496	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91499	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91501	\$1,640	\$1,920	\$2,460	\$3,270	\$3,560
91502	\$1,580	\$1,860	\$2,380	\$3,160	\$3,450
91503	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91504	\$1,680	\$1,970	\$2,520	\$3,350	\$3,650
91505	\$1,820	\$2,140	\$2,740	\$3,640	\$3,970
91506	\$1,480	\$1,740	\$2,230	\$2,960	\$3,230
91507	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91508	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91510	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91601	\$1,530	\$1,790	\$2,300	\$3,060	\$3,330
91602	\$1,740	\$2,040	\$2,620	\$3,480	\$3,800
91603	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91604	\$1,870	\$2,190	\$2,810	\$3,730	\$4,070
91605	\$1,300	\$1,530	\$1,960	\$2,600	\$2,840
91606	\$1,320	\$1,550	\$1,990	\$2,640	\$2,880
91607	\$1,540	\$1,810	\$2,320	\$3,080	\$3,360
91608	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91609	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91610	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91614	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91615	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91617	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91702	\$1,330	\$1,560	\$2,000	\$2,660	\$2,900
91706	\$1,290	\$1,510	\$1,940	\$2,580	\$2,810
91709	\$1,440	\$1,660	\$2,090	\$2,880	\$3,560
91710	\$1,200	\$1,390	\$1,770	\$2,410	\$2,980
91711	\$1,570	\$1,840	\$2,360	\$3,140	\$3,420
91714	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91715	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91716	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91722	\$1,430	\$1,680	\$2,150	\$2,860	\$3,120
91723	\$1,300	\$1,530	\$1,960	\$2,600	\$2,840
91724	\$1,600	\$1,880	\$2,410	\$3,200	\$3,490
91731	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
91732	\$1,210	\$1,420	\$1,820	\$2,420	\$2,640
91733	\$1,170	\$1,370	\$1,770	\$2,360	\$2,580
91734	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91740	\$1,450	\$1,700	\$2,180	\$2,900	\$3,160
91741	\$1,700	\$2,000	\$2,560	\$3,400	\$3,710
91744	\$1,250	\$1,470	\$1,880	\$2,500	\$2,720
91745	\$1,460	\$1,710	\$2,190	\$2,910	\$3,170
91746	\$1,380	\$1,610	\$2,070	\$2,750	\$3,000
91747	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91748	\$1,330	\$1,560	\$2,000	\$2,660	\$2,900
91750	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91754	\$1,250	\$1,470	\$1,880	\$2,500	\$2,720
91755	\$1,310	\$1,540	\$1,970	\$2,620	\$2,850
91759	\$1,170	\$1,370	\$1,770	\$2,360	\$2,840
91765	\$1,960	\$2,290	\$2,940	\$3,910	\$4,260

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91766	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
91767	\$1,210	\$1,420	\$1,820	\$2,420	\$2,640
91768	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
91769	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91770	\$1,230	\$1,440	\$1,850	\$2,460	\$2,680
91773	\$1,720	\$2,010	\$2,580	\$3,430	\$3,740
91775	\$1,470	\$1,720	\$2,210	\$2,940	\$3,200
91776	\$1,340	\$1,580	\$2,020	\$2,680	\$2,930
91778	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91780	\$1,380	\$1,610	\$2,070	\$2,750	\$3,000
91786	\$1,160	\$1,370	\$1,770	\$2,360	\$2,780
91788	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91789	\$2,050	\$2,410	\$3,090	\$4,110	\$4,480
91790	\$1,470	\$1,720	\$2,210	\$2,940	\$3,200
91791	\$1,480	\$1,740	\$2,230	\$2,960	\$3,230
91792	\$1,520	\$1,790	\$2,290	\$3,040	\$3,320
91793	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91801	\$1,350	\$1,580	\$2,030	\$2,700	\$2,940
91802	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91803	\$1,310	\$1,540	\$1,970	\$2,620	\$2,850
91804	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
91896	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
91899	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
92301	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
92397	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93063	\$1,400	\$1,670	\$2,120	\$2,970	\$3,520
93243	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93510	\$1,730	\$2,030	\$2,600	\$3,460	\$3,770
93532	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93534	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93535	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93536	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93539	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
93543	\$1,350	\$1,580	\$2,030	\$2,700	\$2,940
93544	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93550	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93551	\$1,680	\$1,970	\$2,530	\$3,360	\$3,670
93552	\$1,580	\$1,860	\$2,380	\$3,160	\$3,450
93553	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93560	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93563	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93584	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area Advisory Small Area FMRs By Unit Bedrooms

ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
93586	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
93590	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990
93591	\$1,160	\$1,370	\$1,770	\$2,360	\$2,580
93599	\$1,370	\$1,610	\$2,060	\$2,740	\$2,990

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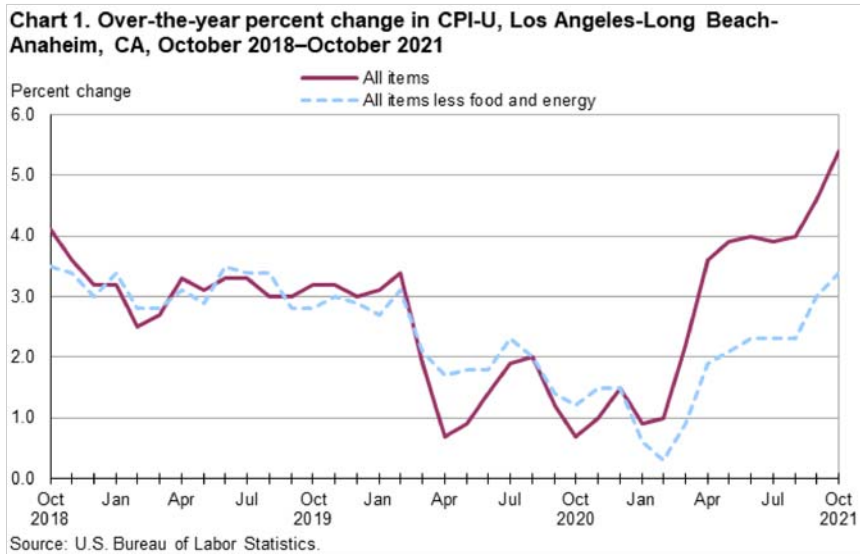
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Consumer Price Index, Los Angeles area — October 2021

Area prices were up 0.9 percent over the past month, up 5.4 percent from a year ago

Prices in the Los Angeles area, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), increased 0.9 percent in October, the U.S. Bureau of Labor Statistics reported today. (See [table A](#).) Regional Commissioner Chris Rosenlund noted that the October increase was influenced by higher prices for shelter as well as electricity. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U increased 5.4 percent. (See [chart 1](#) and [table A](#).) Food prices rose 5.7 percent. Energy prices jumped 30.0 percent, largely the result of an increase in the price of gasoline. The index for all items less food and energy increased 3.4 percent over the year. (See [table 1](#).)



[View Chart Data](#)

Food

Food prices increased 1.5 percent for the month of October. (See [table 1](#).) Prices for food at home increased 1.1 percent, mainly due to higher prices for meats, poultry, fish, and eggs (2.9 percent). Prices for food away from home advanced 1.9 percent for the same period.

Over the year, food prices rose 5.7 percent. Prices for food at home increased 5.5 percent. Increases across food at home expenditure categories ranged from 3.1 percent for cereals and bakery products to 9.9 percent for meats, poultry, fish, and eggs. Prices for food away from home increased 5.9 percent since a year ago.

Energy

The energy index rose 3.8 percent over the month. The increase was mainly due to higher prices for electricity (7.6 percent). Prices for natural gas service rose 5.5 percent, and prices for gasoline increased 1.9 percent for the same period.

Energy prices jumped 30.0 percent over the year, largely due to higher prices for gasoline (39.5 percent). Prices paid for natural gas service jumped 21.5 percent, and prices for electricity moved up 15.3 percent during the past year.

All items less food and energy

The index for all items less food and energy increased 0.6 percent in October. Higher prices for used cars and trucks (2.3 percent), other goods and services (1.8 percent), education and communication (0.8 percent), medical care (0.8 percent), and shelter (0.4 percent) were partially offset by lower prices for recreation and household furnishings and operations (both down -0.8 percent).

Over the year, the index for all items less food and energy increased 3.4 percent. Components contributing to the increase included new and used motor vehicles (16.2 percent), recreation (9.2 percent), and shelter (2.2 percent).

Table A. Los Angeles-Long Beach-Anaheim, CA, CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2017		2018		2019		2020		2021	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January	0.9	2.1	0.8	3.5	0.7	3.2	0.8	3.1	0.2	0.9
February	0.6	2.7	0.7	3.6	0.1	2.5	0.3	3.4	0.4	1.0
March	0.3	2.7	0.4	3.8	0.6	2.7	-0.7	1.9	0.5	2.2
April	0.2	2.7	0.4	4.0	1.0	3.3	-0.3	0.7	1.1	3.6
May	0.3	2.5	0.4	4.1	0.2	3.1	0.4	0.9	0.6	3.9

News Release Information

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Month	2017		2018		2019		2020		2021	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
June	-0.2	2.2	-0.2	4.0	0.0	3.3	0.5	1.4	0.6	4.0
July	0.3	2.5	0.2	3.9	0.1	3.3	0.6	1.9	0.6	3.9
August	0.3	2.8	0.2	3.9	0.0	3.0	0.1	2.0	0.2	4.0
September	0.4	3.1	0.5	3.9	0.5	3.0	-0.3	1.2	0.3	4.6
October	0.4	3.1	0.5	4.1	0.7	3.2	0.2	0.7	0.9	5.4
November	0.1	3.6	-0.3	3.6	-0.3	3.2	0.1	1.0		
December	0.0	3.6	-0.3	3.2	-0.6	3.0	-0.2	1.5		

The November 2021 Consumer Price Index for the Los Angeles area is scheduled to be released on December 10, 2021.

Coronavirus (COVID-19) Pandemic Impact on October 2021 Consumer Price Index Data

Data collection by personal visit for the Consumer Price Index (CPI) program has been suspended almost entirely since March 16, 2020. When possible, data normally collected by personal visit were collected either online or by phone. Additionally, data collection in October was affected by the temporary closing or limited operations of certain types of establishments. These factors resulted in an increase in the number of prices considered temporarily unavailable and imputed.

While the CPI program attempted to collect as much data as possible, many indexes are based on smaller amounts of collected prices than usual, and a small number of indexes that are normally published were not published this month. Additional information is available at <https://www.bls.gov/covid19/effects-of-covid-19-pandemic-on-consumer-price-index.htm>.

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total U.S. population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total U.S. population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 6,000 housing units and approximately 22,000 retail establishments—department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date; for most of the CPI-U the reference base is 1982-84 equals 100. An increase of 7 percent from the reference base, for example, is shown as 107.000. Alternatively, that relationship can also be expressed as the price of a base period market basket of goods and services rising from \$100 to \$107. For further details see the CPI home page on the Internet at www.bls.gov/cpi and the CPI section of the BLS Handbook of Methods available on the internet at www.bls.gov/opub/hom/cpi/.







In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The Los Angeles-Long Beach-Anaheim, CA metropolitan area includes Los Angeles and Orange Counties in California.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: (202) 691-5200; Federal Relay Service: (800) 877-8339.

Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods

Los Angeles-Long Beach-Anaheim (1982-84=100 unless otherwise noted)

Item and Group	Indexes				Percent change from-		
	Historical data	Aug. 2021	Sep. 2021	Oct. 2021	Oct. 2020	Aug. 2021	Sep. 2021
Expenditure category							
All items		291.333	292.209	294.961	5.4	1.2	0.9
All items (1967=100)		860.727	863.315	871.446	-	-	-
Food and beverages		291.593	293.122	297.368	5.6	2.0	1.4
Food		292.167	293.808	298.270	5.7	2.1	1.5
Food at home		277.010	278.800	281.931	5.5	1.8	1.1
Cereals and bakery products		282.737	289.631	288.772	3.1	2.1	-0.3

Footnotes

- (1) Indexes on a December 1977=100 base.
- (2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.
- (3) Indexes on a December 1982=100 base.
- (4) Special index based on a substantially smaller sample.
- (5) Indexes on a December 1993=100 base.
- (6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.

Item and Group	Indexes				Percent change from-		
	Historical data	Aug. 2021	Sep. 2021	Oct. 2021	Oct. 2020	Aug. 2021	Sep. 2021
Meats, poultry, fish, and eggs		313.448	318.188	327.493	9.9	4.5	2.9
Dairy and related products		268.182	264.585	266.584	3.4	-0.6	0.8
Fruits and vegetables		382.012	380.845	385.225	5.8	0.8	1.2
Nonalcoholic beverages and beverage materials ⁽¹⁾		273.176	273.232	276.394	4.5	1.2	1.2
Other food at home		207.404	209.000	209.249	3.5	0.9	0.1
Food away from home		303.980	305.459	311.173	5.9	2.4	1.9
Alcoholic beverages		263.850	263.966	265.390	3.7	0.6	0.5
Housing		332.206	333.188	335.703	3.1	1.1	0.8
Shelter		380.890	381.714	383.359	2.2	0.6	0.4
Rent of primary residence ⁽²⁾		403.587	403.905	405.103	1.5	0.4	0.3
Owners' equiv. rent of residences ⁽²⁾⁽³⁾		395.806	396.130	397.170	1.3	0.3	0.3
Owners' equiv. rent of primary residence ⁽¹⁾⁽²⁾		395.784	396.108	397.148	1.3	0.3	0.3
Fuels and utilities		394.546	395.653	418.268	14.9	6.0	5.7
Household energy		346.461	347.820	372.163	16.9	7.4	7.0
Energy services ⁽²⁾		345.029	346.380	370.722	17.0	7.4	7.0
Electricity ⁽²⁾		384.683	386.985	416.524	15.3	8.3	7.6
Utility (piped) gas service ⁽²⁾		309.848	309.431	326.374	21.5	5.3	5.5
Household furnishings and operations		121.846	123.284	122.287	1.3	0.4	-0.8
Apparel		111.691	110.378	111.738	1.0	0.0	1.2
Transportation		236.982	235.491	238.859	17.4	0.8	1.4
Private transportation		239.577	238.743	241.118	20.6	0.6	1.0
New and used motor vehicles ⁽⁴⁾		102.573	101.484	101.788	16.2	-0.8	0.3
New vehicles ⁽¹⁾		183.610	182.561	182.247	9.5	-0.7	-0.2
Used cars and trucks ⁽¹⁾		373.749	358.475	366.699	25.0	-1.9	2.3
Motor fuel		330.324	331.109	337.507	39.4	2.2	1.9
Gasoline (all types)		322.764	323.535	329.770	39.5	2.2	1.9
Gasoline, unleaded regular ⁽⁴⁾		323.306	324.048	330.443	40.3	2.2	2.0
Gasoline, unleaded midgrade ⁽⁴⁾⁽⁵⁾		309.360	310.148	315.705	37.8	2.1	1.8
Gasoline, unleaded premium ⁽⁴⁾		309.330	310.177	315.639	36.6	2.0	1.8
Motor vehicle insurance ⁽¹⁾		821.038	821.038	827.745	7.8	0.8	0.8
Medical care		510.897	512.342	516.343	1.9	1.1	0.8
Recreation ⁽⁶⁾		115.884	115.674	114.705	9.2	-1.0	-0.8
Education and communication ⁽⁶⁾		148.759	152.655	153.911	1.6	3.5	0.8
Tuition, other school fees, and child care ⁽¹⁾		1,970.492	2,050.902	2,079.998	5.6	5.6	1.4
Other goods and services		465.026	466.018	474.267	5.4	2.0	1.8
Commodity and service group							
All items		291.333	292.209	294.961	5.4	1.2	0.9
Commodities		199.101	199.515	201.865	9.1	1.4	1.2
Commodities less food & beverages		151.343	151.240	152.660	12.3	0.9	0.9
Nondurables less food & beverages		204.844	206.070	208.647	14.9	1.9	1.3
Durables		99.466	98.332	98.754	8.4	-0.7	0.4
Services		372.791	374.093	377.150	3.5	1.2	0.8
Special aggregate indexes							
All items less medical care		281.675	282.525	285.216	5.6	1.3	1.0
All items less shelter		251.738	252.632	255.841	7.5	1.6	1.3
Commodities less food		156.332	156.235	157.666	11.8	0.9	0.9

Footnotes

(1) Indexes on a December 1977=100 base.

(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.

(3) Indexes on a December 1982=100 base.








(4) Special index based on a substantially smaller sample.

(5) Indexes on a December 1993=100 base.

(6) Indexes on a December 1997=100 base.

- Data not available

NOTE: Index applies to a month as a whole, not to any specific date.

Item and Group	Indexes				Percent change from-		
	Historical data	Aug. 2021	Sep. 2021	Oct. 2021	Oct. 2020	Aug. 2021	Sep. 2021
Nondurables		249.502	250.888	254.317	9.2	1.9	1.4
Nondurables less food		211.223	212.379	214.896	13.8	1.7	1.2
Services less rent of shelter ⁽³⁾		371.090	373.110	378.290	5.5	1.9	1.4
Services less medical care services		359.629	361.032	363.935	3.7	1.2	0.8
Energy		338.421	339.416	352.252	30.0	4.1	3.8
All items less energy		290.490	291.365	293.463	3.8	1.0	0.7
All items less food and energy		290.327	291.056	292.702	3.4	0.8	0.6
Footnotes							
(1) Indexes on a December 1977=100 base.							
(2) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.							
(3) Indexes on a December 1982=100 base.							
(4) Special index based on a substantially smaller sample.							
(5) Indexes on a December 1993=100 base.							
(6) Indexes on a December 1997=100 base.							
- Data not available							
NOTE: Index applies to a month as a whole, not to any specific date.							

Last Modified Date: Wednesday, November 10, 2021

U.S. BUREAU OF LABOR STATISTICS Western Information Office Attn: EA & I, 90 Seventh Street Suite 14-100 San Francisco, CA 94103-6715

Telephone: 1-415-625-2270_ www.bls.gov/regions/west [Contact Western Region](#)

Vernon Housing Commission Agenda Item Report

Submitted by: Jazmine Hooks
Submitting Department: Public Works
Meeting Date: December 8, 2021

SUBJECT

Permanent Local Housing Allocation Application to the Department of Housing and Community Development

Recommendation:

Recommend the City Council approve and authorize the submittal of a Permanent Local Housing Allocation (PLHA) Program application to the California Department of Housing and Community Development.

Background:

On May 3, 2021, the Department of Housing and Community Development (HCD) released the Permanent Local Housing Allocation (PLHA) Program Entitlement and Non-Entitlement Formula Component Notice of Funding Availability (NOFA). Under this formula, the City of Vernon's funding allocation (FA) is \$392,000 of the total \$304 million available to local jurisdictions (Applicants). The PLHA program was established to assist local governments fund housing-related projects and programs to address the unmet housing needs in their communities. The application is due December 31, 2021.

In consideration of the duty of the Vernon Housing Commission (VHC) to advise the City Council on all matters relevant to the Housing Element of the City, staff is presenting the PLHA program application to the VHC at its regular meeting on December 8, 2021, and requests that the VHC recommend that City Council approve and authorize its submittal to the HCD.

Eligible Activities

HCD has identified a wide range of activities eligible under this program and requests that the applicant provide a plan (Plan) outlining their intended eligible activities.

1. Predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing;
2. Predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, which includes accessory dwelling units (ADUs);
3. Matching funds to be placed local or regional housing trust funds;
4. Matching funds for the Housing Asset Fund;
5. Capitalized reserves for services connected to the preservation and creation of new permanent supportive housing;
6. Assisting person who are experiencing or at risk of homelessness via Rapid Rehousing, rental assistance, street outreach, and supportive services;
7. Accessibility modifications for lower-income owner-occupied housing;
8. Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments;
9. Homeownership opportunities (i.e. down payment assistance); and
10. Fiscal incentives in the form of a grant or low-interest loan.

If awarded, the City plans to use this funding towards homeownership opportunities including,

but not limited to, a down payment assistance program.

Threshold Requirements

HCD communicated that this is a low-barrier funding opportunity. As such, Applicants will generally receive their funding allocations so as long as they submit a complete application that meets threshold requirements. Applicants must have submitted their updated Housing Element by the application deadline and have subsequently determined to follow state Housing Element law. Applicants must also submit to HCD the Annual Progress Report (APR). The completed application must include authorization from the governing body (via Resolution) to submit an application. In addition to the Plan detailing how allocated funds will be used for eligible activities, a description of the methods by which the applicant will prioritize investments that will increase housing stock for households with an income at or below 60% area median income (AMI) is also required. The Plan should also demonstrate consistency with the applicant's Housing Element.

The Plan shall be in effect for five (5) years. Plan years are based on the year during which the funds were accrued by the state (2019-2023). After Applicants have been awarded their first year FA, they must demonstrate all threshold requirements continue to be met in subsequent years. HCD approval will be required for any amendments during the term.

The City of Vernon has a funding allocation under this grant and can adequately demonstrate its ability to undergo projects that are considered eligible activities. If awarded, the City plans to use this funding towards homeownership opportunities that are aligned with the City's Housing Element update. Next steps include deliberating with necessary stakeholders to design a program to provide homeownership opportunities. City Council approval and adoption of a resolution authorizing the submission of a PLHA application will enable the Director of Public Works to apply for PLHA funding and, if awarded, will allow the Director to enter into, execute, and deliver a Standard Agreement with the State of California and any and all other documents required to evidence and secure PLHA Program funds.

As required by PLHA Program Final Guidelines Section 302(4)(D), the City Council is scheduled to conduct a public hearing on December 15, 2021.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

1. [Appendix C of PLHA NOFA](#)
2. [PLHA Plan](#)
3. [PLHA Program Application](#)

Appendix C
Estimate of Five-Year PLHA Allocation for Entitlement and
Non-Entitlement Local government

Entitlement Local government		Non-Entitlement Local government	
Local government	Estimate 5-Year Funding Amount	Local government	Estimate 5-Year Funding Amount
Alameda	\$3,352,590	Alpine County	\$408,390
Alhambra	\$2,793,768	Alturas	\$475,835
Aliso Viejo	\$715,062	Amador City	\$395,168
Anaheim	\$12,931,710	Amador County	\$805,115
Antioch	\$2,365,410	American Canyon	\$704,612
Apple Valley	\$1,725,366	Anderson	\$622,622
Bakersfield	\$10,385,412	Angels	\$487,737
Baldwin Park	\$2,929,068	Arcata	\$1,056,372
Bellflower	\$3,081,744	Artesia	\$814,372
Berkeley	\$7,761,504	Arvin	\$831,563
Buena Park	\$2,215,452	Atwater	\$949,257
Burbank	\$2,863,092	Auburn	\$719,158
Camarillo	\$812,124	Avenal	\$627,912
Carlsbad	\$1,635,492	Benicia	\$848,754
Carson	\$2,488,380	Biggs	\$424,261
Cathedral City	\$1,699,338	Bishop	\$502,283
Cerritos	\$655,278	Blue Lake	\$409,715
Chico	\$2,342,088	Brawley	\$906,940
Chino	\$1,496,190	Butte County	\$2,000,572
Chino Hills	\$1,063,710	Calaveras County	\$1,238,865
Chula Vista	\$6,356,898	Calexico	\$1,222,996
Citrus Heights	\$1,876,554	Calimesa	\$532,699
Clovis City	\$2,193,654	Calipatria	\$462,611
Compton	\$4,618,320	Calistoga	\$511,540
Concord	\$2,932,710	Capitola	\$630,557
Corona	\$3,492,018	Carmel-by-the-Sea	\$491,704
Costa Mesa	\$3,171,486	Chowchilla	\$662,295
Cupertino City	\$993,060	Clearlake	\$875,203
Daly City	\$3,070,926	Coalinga	\$618,655
Davis	\$1,817,544	Colfax	\$432,196
Delano City	\$1,950,744	Colusa	\$515,507
Downey	\$3,121,674	Colusa County	\$500,961
El Cajon	\$3,872,292	Corcoran	\$683,453
El Centro	\$1,475,988	Corning	\$555,180
Elk Grove	\$2,638,722	Crescent City	\$485,092
El Monte	\$5,083,752	Del Norte County	\$844,787

Entitlement Local government		Non-Entitlement Local government	
Local government	Estimate 5-Year Funding Amount	Local government	Estimate 5-Year Funding Amount
Encinitas	\$936,264	Dinuba	\$889,749
Escondido	\$5,057,466	Dixon	\$692,710
Fairfield	\$2,345,460	Dorris	\$399,135
Fontana	\$5,886,732	Dos Palos	\$496,994
Fountain Valley	\$867,648	Dunsmuir	\$432,196
Fremont	\$3,846,960	El Centro	\$1,297,051
Fresno	\$20,445,618	El Dorado County	\$2,879,974
Fullerton	\$4,130,712	Etna	\$403,103
Gardena	\$1,979,262	Eureka	\$1,125,138
Garden Grove	\$5,966,058	Exeter	\$586,917
Gilroy City	\$1,465,554	Farmersville	\$589,562
Glendale	\$5,202,150	Ferndale	\$426,906
Glendora City	\$781,548	Firebaugh	\$572,371
Goleta	\$564,090	Fort Bragg	\$641,136
Hanford	\$1,772,808	Fort Jones	\$415,004
Hawthorne	\$3,676,914	Fortuna	\$651,715
Hayward	\$3,910,410	Fowler	\$486,414
Hemet	\$2,415,216	Glenn County	\$641,136
Hesperia	\$3,034,662	Grass Valley	\$813,049
Huntington Beach	\$3,290,970	Greenfield	\$839,497
Huntington Park	\$3,910,068	Gridley	\$555,180
Indio City	\$2,735,772	Grover Beach	\$727,093
Inglewood	\$4,414,656	Guadalupe	\$606,754
Irvine	\$4,547,862	Gustine	\$441,452
Laguna Niguel	\$920,484	Hidden Hills	\$428,228
La Habra	\$2,333,202	Hollister	\$1,081,498
Lake Forest	\$1,326,420	Holtville	\$495,671
Lake Elsinore	\$1,491,162	Humboldt County	\$2,066,693
Lakewood	\$1,625,082	Huron	\$597,497
La Mesa	\$1,132,854	Imperial	\$548,568
Lancaster	\$4,169,130	Imperial County	\$1,043,148
Livermore	\$1,251,240	Indian Wells	\$532,699
Lodi	\$2,017,590	Industry	\$393,581
Lompoc	\$1,362,162	Inyo County	\$622,622
Long Beach	\$17,560,704	Ione	\$452,032
Los Angeles	\$157,317,438	Jackson	\$524,764
Lynwood	\$3,788,322	King City	\$805,115
Madera	\$2,533,914	Kings County	\$980,995
Menifee	\$1,509,624	Lake County	\$1,450,450
Merced	\$3,112,314	Lakeport	\$475,835
Milpitas City	\$1,431,570	Lassen County	\$612,043
Mission Viejo	\$1,240,098	Lemoore	\$871,235

Entitlement Local government		Non-Entitlement Local government	
Local government	Estimate 5-Year Funding Amount	Local government	Estimate 5-Year Funding Amount
Modesto	\$5,818,482	Lincoln	\$1,219,029
Montebello	\$1,900,548	Lindsay	\$703,289
Monterey	\$698,514	Live Oak	\$537,988
Monterey Park	\$1,913,226	Livingston	\$653,038
Moreno Valley	\$6,178,854	Loomis	\$490,382
Mountain View	\$1,539,306	Los Banos	\$1,129,105
Napa City	\$1,909,260	Loyalton	\$405,747
National City	\$2,359,146	Madera County	\$1,643,522
Newport Beach	\$1,017,678	Mammoth Lakes	\$490,382
Norwalk	\$3,556,572	Maricopa	\$400,458
Oakland	\$22,226,850	Marina	\$945,290
Oceanside	\$3,894,906	Mariposa County	\$770,732
Ontario	\$5,520,108	Marysville	\$662,295
Orange	\$3,644,898	McFarland	\$676,841
Oxnard	\$6,950,574	Mendocino County	\$2,099,753
Palmdale	\$4,674,384	Merced County	\$1,865,687
Palm Desert	\$1,027,836	Modoc County	\$458,644
Palm Springs	\$1,153,422	Mono County	\$462,611
Palo Alto	\$1,388,976	Montague	\$412,359
Paradise	\$561,576	Mount Shasta	\$539,311
Paramount City	\$2,629,182	Napa County	\$859,334
Pasadena	\$5,616,456	Nevada City	\$473,190
Perris City	\$2,799,192	Nevada County	\$1,837,916
Petaluma	\$1,106,142	Orange Cove	\$608,076
Pico Rivera	\$2,033,838	Orland	\$555,180
Pittsburg	\$1,906,098	Oroville	\$822,306
Placentia	\$1,288,644	Pacific Grove	\$712,546
Pleasanton City	\$906,534	Palos Verdes Estates	\$580,305
Pomona	\$6,410,670	Parlier	\$801,148
Porterville	\$2,056,524	Pismo Beach	\$597,497
Rancho Cordova City	\$1,712,196	Placer County	\$2,730,542
Rancho Cucamonga	\$2,702,856	Placerville	\$664,940
Rancho Santa Margarita	\$608,376	Plumas County	\$727,093
Redding	\$2,020,884	Plymouth	\$404,425
Redondo Beach	\$784,980	Point Arena	\$404,425
Redwood City	\$2,086,314	Portola	\$452,032
Rialto	\$3,586,716	Rancho Mirage	\$1,032,569
Riverside	\$9,732,750	Red Bluff	\$744,284
Rocklin City	\$807,828	Rio Dell	\$474,513
Rosemead	\$2,059,428	Rio Vista	\$577,661
Roseville	\$1,880,196	Riverbank	\$732,382
Sacramento	\$14,142,402	San Benito County	\$727,093

Entitlement Local government		Non-Entitlement Local government	
Local government	Estimate 5-Year Funding Amount	Local government	Estimate 5-Year Funding Amount
Salinas	\$6,041,082	San Joaquin	\$471,868
San Bernardino	\$9,732,162	San Juan Bautista	\$455,999
San Clemente	\$1,134,240	San Juan Capistrano	\$1,418,712
San Diego	\$34,741,098	Sand City	\$402,838
San Francisco	\$52,308,210	Santa Cruz County	\$3,395,713
San Jose	\$26,091,876	Scotts Valley	\$622,622
San Leandro	\$2,099,760	Shasta County	\$1,721,544
San Marcos City	\$1,915,068	Shasta Lake	\$613,366
San Mateo	\$2,051,364	Sierra County	\$405,747
Santa Ana	\$16,822,236	Siskiyou County	\$852,722
Santa Barbara	\$2,718,654	Solano County	\$769,410
Santa Clara	\$2,876,946	Soledad	\$725,770
Santa Clarita	\$3,529,554	Sonora	\$548,568
Santa Cruz	\$1,588,464	South Lake Tahoe	\$994,219
Santa Maria	\$4,400,826	St. Helena	\$534,021
Santa Monica	\$3,285,096	Suisun City	\$928,099
Santa Rosa	\$4,165,950	Susanville	\$559,147
Santee	\$806,244	Sutter County	\$698,000
Seaside	\$1,158,744	Sutter Creek	\$471,868
Simi Valley	\$1,742,142	Taft	\$543,278
South Gate	\$4,327,920	Tehama	\$393,581
South San Francisco	\$1,307,880	Tehama County	\$1,120,113
Stockton	\$10,268,580	Trinidad	\$396,491
Sunnyvale	\$3,198,138	Trinity County	\$729,738
Temecula	\$1,640,358	Truckee	\$627,912
Thousand Oaks	\$1,776,240	Tulare County	\$3,501,506
Torrance	\$2,666,244	Tulelake	\$411,037
Tulare	\$1,910,598	Tuolumne County	\$1,453,095
Turlock	\$1,859,124	Ukiah	\$778,667
Tustin	\$2,313,270	Vernon	\$392,259
Union City	\$1,523,610	Wasco	\$813,049
Upland	\$1,667,022	Weed	\$459,966
Vacaville	\$1,443,000	Westmorland	\$436,163
Vallejo	\$3,032,214	Wheatland	\$432,196
San Buenaventura	\$2,144,634	Williams	\$485,092
Victorville	\$3,796,620	Willits	\$553,857
Visalia	\$3,784,890	Willows	\$561,792
Vista	\$2,453,292	Winters	\$532,699
Walnut Creek	\$830,694	Woodlake	\$539,311
Watsonville	\$2,175,090	Yolo County	\$819,661
West Covina	\$2,332,578	Yountville	\$486,414
Westminster	\$3,063,462	Yreka	\$612,043

Entitlement Local government		Non-Entitlement Local government	
Local government	Estimate 5-Year Funding Amount	Local government	Estimate 5-Year Funding Amount
West Sacramento	\$1,420,074	Yuba County	\$1,634,265
Whittier	\$2,299,140		
Woodland	\$1,493,934		
Yorba Linda	\$639,174		
Yuba City	\$1,866,840		
Alameda County	\$5,603,190		
Contra Costa County	\$13,021,068		
Fresno County	\$9,860,088		
Kern County	\$12,962,064		
Los Angeles County	\$66,150,756		
Marin County	\$4,353,426		
Monterey County	\$3,890,280		
Orange County	\$7,632,984		
Riverside County	\$23,977,026		
Sacramento County	\$16,324,956		
San Bernardino County	\$20,754,846		
San Diego County	\$11,879,796		
San Joaquin County	\$7,861,158		
San Luis Obispo County	\$5,235,012		
San Mateo County	\$7,257,300		
Santa Barbara County	\$3,418,722		
Santa Clara County	\$4,420,398		
Sonoma County	\$5,396,358		
Stanislaus County	\$6,929,892		
Ventura County	\$5,158,494		

§302(c)(4) Plan		Rev. 5/14/21
§302(c)(4)(A)	Describe the manner in which allocated funds will be used for eligible activities.	
	<p>With this funding, the City of Vernon plans to implement a first-time homebuyers' downpayment assistance program. Staff will develop eligibility criteria, which will include income and credit threshold requirements. Funds secured through this grant will be disbursed to qualifying individuals that are first-time homebuyers who meet eligibility criteria. With this funding, the City will provide and require that applicants undergo a first-time homebuyer educational program to learn the details of the homebuying process, including but not limited to real estate and mortgage terminology, financial readiness, and fair housing policy.</p>	
§302(c)(4)(B)	Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).	
	<p>The City of Vernon will develop a comprehensive application for its down payment assistance program. The application will apply additional weight to applications for households with incomes at or below 60 percent of Area Median Income to increase housing supply for this demographic. Additionally, the City will continue to seek out additional financial resources that can be leveraged with this funding to assist households within this demographic.</p>	
§302(c)(4)(C)	Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.	
	<p>The City of Vernon owns much of the housing within the City. Program 18 of the City's draft Housing Element calls for a City-owned Housing Disposition Study. A first-time homebuyers' down payment assistance program would be an important component in the disposition of city-owned housing. The Housing Element contemplates diversified home ownership, and a first-time homebuyers' down payment assistance program would help ensure that ownership opportunities are available to a broad cross section of the population in the region.</p>	
Activities Detail (Activities Detail (Must Make a Selection on Formula Allocation Application worksheet under Eligible Activities, §301))		
§301(a)(1)	The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.	
§301(a)(2)	The predevelopment, development, acquisition, rehabilitation, and preservation of Affordable rental and ownership housing, including Accessory Dwelling Units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.	
§301(a)(3)	Matching portions of funds placed into Local or Regional Housing Trust Funds.	
§301(a)(4)	Matching portions of funds available through the Low- and Moderate-Income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.	
§301(a)(5)	Capitalized Reserves for Services connected to the preservation and creation of new permanent supportive housing.	
§301(a)(6)	Assisting persons who are experiencing or At risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.	
§301(a)(7)	Accessibility modifications in Lower-income Owner-occupied housing.	
§301(a)(8)	Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.	
§301(a)(9)	Homeownership opportunities, including, but not limited to, down payment assistance.	

§301(a)(10) Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing Projects, or matching funds invested by a county in an affordable housing development Project in a city within the county, provided that the city has made an equal or greater investment in the Project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing Project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing Project.



California Department of Housing and Community Development

Division of Financial Assistance

Please review your submission. Your submission is not complete until you press the "Submit" button!

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PLHA Formula Allocation Application: Preview

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Available Services

Select the process you want to complete today

New Applicant (Did not receive an award for the 2020 Formula Allocation NOFA)

Did not receive an award for the 2020 Formula Allocation NOFA

Please, make your selection

I want to submit a new PLHA application. Did not receive an award letter for the 2020 Formula Allocation NOFA.

▼ Local Government

Local Government

Jurisdiction

Non-entitlement Local Government

Local Government (Non-Entitlement)

[Vernon](#)

Check if Local Government is delegating their PLHA allocations to another Local Government

No

Applicant Address

Address lookup tool (optional)

: 4305 South Santa Fe Avenue, Vernon, CA, USA

Latitude: 34.0047215

Longitude: -118.2308703

Location: 34.004722,-118.23087

Formatted Address: 4305 S Santa Fe Ave, Vernon, CA 90058, USA

Street Number: 4305

Suite/Apt/Division/Department: Public Works Department

Zip Code: 90058

City: Vernon

State/Province: California

Country: United States

Country Code: US

▼ Contacts

Authorized Representative

Authorized Rep. Printed Name

Daniel S. Wall

Authorized Rep. Title

Director of Public Works

Authorized Rep. Phone Number

(323) 583-1811

Authorized Rep. Email

dwall@ci.vernon.ca.us

Use same address from Applicant

Yes

Primary Contact

Check here if Primary Contact is the same as Authorized Rep.

No

Primary Contact Full Name

Jazmine Hooks

Primary Contact Title

Administrative Analyst

Primary Contact Phone

(323) 583-8811

Primary Contact Email

jhooks@ci.vernon.ca.us

Use same address from Applicant

Yes

▼ Requirements

PLHA Application

PLHA Excel Application

[PLHA Application 2021 \(revDW\).xlsm](#)

Attach signed PLHA Application

[2021 PLHA Resolution Template.pdf](#)

Application and Adopting the PLHA Plan (2019-2023 Allocations) Resolution

Attach Application and Adoption the PLHA Plan Resolution

[2021 PLHA Resolution Template_o.pdf](#)

Program Income Reuse Plan

Check if applicant is/will be using any PLHA allocation for making loans or depositing into an interest-bearing account.

No

App1 TIN

Attach App1 TIN (20 mb max)

[GOV ITIN Form.pdf](#)

Legally Binding Agreement

Check if Applicant is delegated by another Local government to administer on its behalf its formula allocation of program funds.

No

Other Documentation

I want to attach other documentation

No

< Previous

Submit

Vernon Housing Commission Agenda Item Report

Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: December 8, 2021

SUBJECT

City-Owned Housing Vacancies and Future Housing Lotteries

Recommendation:

Discuss current vacancies in City-owned housing stock and provide direction to staff to proceed with housing lotteries.

Background:

Typically, and pursuant to the VHC Lease-up Procedures, in order to fill available vacancies in City-owned housing, lotteries are conducted to establish a priority list for individuals that have submitted either a Unit Transfer Request Form or a Housing Expression of Interest Form for vacant City-owned housing.

At the September 8, 2021 VHC meeting, the Commission received a presentation on the Housing Element Update process. At the same meeting, staff announced a temporary pause on leases and lotteries due to several considerations surrounding the City's Housing Element Update. With a draft of the Housing Element now complete, staff is requesting direction from the Commission to resume housing lotteries to fill existing vacancies.

Currently, the following three city-owned units are vacant: 4324 Furlong Place, 3361 Fruitland Avenue and 3382 50th Street.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

None.