

**MINUTES
VERNON HOUSING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 8, 2021
REMOTE LOCATION VIA ZOOM**

CALL TO ORDER

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

FLAG SALUTE

Vice Chair Goff led the Flag Salute.

ROLL CALL

PRESENT: Juliet Goff, Vice Chair (via remote access)
Ronit Edry, 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: Steven Froberg, Chair

STAFF PRESENT:

Carlos Fandino, City Administrator (via remote access)
Zaynah Moussa, Interim City Attorney (via remote access)
Lisa Pope, City Clerk (via remote access)
Dan Wall, Public Works Director (via remote access)

APPROVAL OF THE AGENDA

MOTION

Commissioner Lopez moved and Commissioner Hermon seconded a motion to approve the agenda, with Item No. 3 moved to follow Public Comment. The question was called and the motion carried 6-0, Chair Froberg absent.

PUBLIC COMMENT

None.

NEW BUSINESS**3. Vernon Housing Element Update**

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

Public Works Director Wall presented the staff report and introduced Phil Burns, Consultant.

Phil Burns, The Arroyo Group, explained Housing Elements, Regional Housing Needs Allocation (RHNA), new direction for Vernon Housing, proposed goals, existing housing, current housing procedures, Westside Specific Plan, and proposed housing.

In response to Commission questions, Public Works Director Wall and Mr. Burns explained the Surplus Land Act; proposed 300-units; proposed ingress and egress; truck traffic; relocation of the City yard; disappointment by other cities with the required RHNA numbers; caretaker housing; and broad concepts of the plan.

The Commission expressed concern with traffic created by 300 units, the City's limited voter pool, rerouting trucks to Alameda Boulevard, retaining the business-friendly status, and contaminated soil remediation.

MOTION

Commissioner Hermon moved and Commissioner Lopez seconded a motion to conceptually agree with the goals on page 8 and 9 of the Draft Housing Element. The question was called and the motion carried 6-0, Chair Froberg absent.

CONSENT CALENDAR**MOTION**

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

The Consent Calendar consisted of the following item:

1. Approval of Minutes

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

PRESENTATIONS**2. Quarterly City Housing Report**

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

Public Works Director Wall presented the item.

In response to Commission questions, Public Works Director Wall stated the City would apply for rent assistance grants as soon as the application was available. He mentioned the three vacant City houses.

MOTION

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

NEW BUSINESS

4. 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.

Public Works Director Wall presented the staff report.

In response to Commission questions, Public Works Director Wall indicated the Commission historically increased rents based on the Consumer Price Index (CIP) and explained efforts for market rate rents on City properties.

MOTION

Commissioner Lopez moved and Commissioner Ybarra seconded a motion to direct staff to: a) Increase rental rates for City-owned occupied residential units by 1.5% for calendar year 2022 in accordance with Resolution No. VHC-8, and b) Retain current rental rates for vacant units. The question was called and the motion carried 6-0, Chair Froberg absent.

5. 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 (PHLA) Program application to the California Department of Housing and Community Development.

Public Works Director Wall presented the staff report and explained the potential uses of funds.

MOTION

Commissioner Edry moved and Commissioner Lopez seconded a motion to recommend the City Council approve and authorize the submittal of a Permanent Local Housing Allocation (PHLA) Program application to the California Department of Housing and Community Development. The question was called and the motion carried 6-0, Chair Froberg absent.

6. 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.

Public Works Director Wall presented the staff report.

MOTION

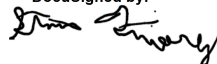
Commissioner Lopez moved and Commissioner Ybarra seconded a motion to directed staff to proceed with housing lotteries. The question was called and the motion carried 6-0, Chair Froberg absent.

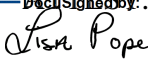
ORAL REPORTS

City Clerk Pope discussed upcoming meetings.

ADJOURNMENT

With no further business, Vice Chair Goff adjourned the meeting at 7:53 p.m.

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STEVEN FROBERG, Chair

ATTEST:
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LISA POPE, City Clerk
(seal)