



**Agenda**  
**City of Vernon**  
**Special Vernon Housing Commission Meeting**  
**Wednesday, June 29, 2022, 6:00 PM**  
**Remote Location Via Zoom**

**Steven Froberg, Chair**  
**Juliet Goff, Vice Chair**  
**Ronit Edry, Commissioner**  
**Leticia Lopez, Commissioner**  
**Jorge Nevarez Jr., Commissioner**  
**Marlene Ybarra, Commissioner**  
**Vacant, 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 898-2335-6152#. You may address the Commission via Zoom or submit comments to [PublicComment@cityofvernon.org](mailto:PublicComment@cityofvernon.org) 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 may address the Commission on any matter that has been described in the agenda for this special meeting.

**PRESENTATIONS**

**1. City Clerk**

**[Housing Lotteries for City-Owned Housing](#)**

Recommendation:

Conduct housing lotteries to establish randomized order to fill three vacancies in City-owned housing.

**[1. Notice of Available Units](#)**

## CONSENT CALENDAR

All matters listed on the Consent Calendar are to be approved with one motion. Items may be removed from the Consent Calendar for individual consideration. Removed items will be considered immediately following the Consent Calendar.

### 2. City Clerk

[Approval of Minutes](#)

Recommendation:

Approve the June 8, 2022 Regular Vernon Housing Commission meeting minutes.

[1. 20220608 VHC Minutes](#)

## ORAL REPORTS

Brief reports, announcements, or directives to staff.

Next regular meeting: Wednesday, September 14, 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 the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours and Special meeting agendas may be amended up to 24 hours in advance of the meeting.

Date: June 23, 2022.

By: \_\_\_\_\_/s/\_\_\_\_\_  
Sandra Dolson, Administrative Secretary

# Vernon Housing Commission Agenda Item Report

Submitted by: Lisa Pope  
Submitting Department: City Clerk  
Meeting Date: June 29, 2022

## **SUBJECT**

Housing Lotteries for City-Owned Housing

### **Recommendation:**

Conduct housing lotteries to establish randomized order to fill three vacancies in City-owned housing.

### **Background:**

Pursuant to the New Tenant Lease Procedures, and to ensure that the selection process for new tenants remains equitable and transparent, the City conducts a housing lottery when a City-owned housing unit becomes available. The housing lottery is a random draw of all names on the Housing Interest and Unit Transfer lists and establishes a randomized order by which a vacancy shall be offered. The New Tenant Lease Procedures and housing lottery information are available on the City's website at [www.cityofvernon.org/housing](http://www.cityofvernon.org/housing).

Currently, the City has the following vacancies that require a lottery:

- One-bedroom apartment at 3382 50th Street
- Two-bedroom house at 4324 Furlong Place; and
- Three-bedroom house at 3357 Fruitland Avenue.

Pursuant to New Tenant Lease Procedures Section 2, the Notice of Available Housing was posted at City Hall on May 26, 2022, and published in the Los Angeles Wave (Huntington Park Bulletin) on June 2, 2022. The available units were widely publicized on the City's website and social media outlets.

Per Section 3, all new applicants and those with valid transfer requests were emailed notice of available units on June 16, 2022. Those responding as still interested will be included in the lottery. There are valid transfer requests for the two and three-bedroom homes so the lottery will be conducted for positions two and on. Three separate lotteries will be conducted for the three separate units.

### **Fiscal Impact:**

There is no fiscal impact associated with this report.

### **Attachments:**

1. [Notice of Available Units](#)



## NOTICE OF AVAILABLE HOUSING

The City of Vernon has the following available housing units for rent:

3382 50<sup>th</sup> Street - 1 bedroom/1 bathroom apartment - \$1,450 per month

4324 Furlong Place – 2 bedroom/1 bathroom house - \$1,860 per month

3357 Fruitland Avenue – 3 bedroom/1 bathroom house - \$2,470 per month

Pursuant to the City of Vernon Housing Commission New Tenant Lease Procedures, a lottery will be conducted on June 29, 2022, at 6:00 p.m. via Zoom webinar.

Housing Interest and Unit Transfer Request Forms are available on the City's website at <https://www.cityofvernon.org/vernonhousinglottery>. To be entered in the June 29, 2022 lottery, forms must be received by the City Clerk at [CityClerk@cityofvernon.org](mailto:CityClerk@cityofvernon.org) no later than June 15, 2022, 5:30 p.m. Contact the City Clerk at 323-583-8811, ext. 897. Additional information on City-owned housing units is available at [www.cityofvernon.org](http://www.cityofvernon.org).

\_\_\_\_\_/s/\_\_\_\_\_  
Lisa Pope, City Clerk

Posted: May 26, 2022

Publish: June 2, 2022

# Vernon Housing Commission Agenda Item Report

Submitted by: Lisa Pope  
Submitting Department: City Clerk  
Meeting Date: June 29, 2022

## **SUBJECT**

Approval of Minutes

## **Recommendation:**

Approve the June 8, 2022 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 item.

## **Attachments:**

1. [20220608 VHC Minutes](#)

**MINUTES  
VERNON HOUSING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JUNE 8, 2022  
REMOTE LOCATION VIA ZOOM**

**CALL TO ORDER**

Chair Froberg called the meeting to order at 6:01 p.m.

**FLAG SALUTE**

Chair Froberg led the Flag Salute.

**ROLL CALL**

**PRESENT:**

Steven Froberg, Chair (via remote access)  
Juliet Goff, Vice Chair (via remote access)  
Ronit Edry, Commissioner (via remote access)  
Leticia Lopez, Commissioner (via remote access)  
Jorge Nevarez, Jr., Commissioner (via remote access)  
Marlene Ybarra, Commissioner (via remote access)

**STAFF PRESENT:**

Angela Kimmey, Deputy 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)  
Diana Figueroa, Administrative Analyst (via remote access)

**APPROVAL OF THE AGENDA**

**MOTION**

Commissioner Edry moved and Commissioner Nevarez seconded a motion to approve the agenda. The question was called and the motion carried unanimously.

**PUBLIC COMMENT**

None.

**PRESENTATIONS**

**1. Quarterly City Housing Report**

Recommendation: Receive and file the June 2022 Quarterly Housing Report.

Public Works Director Wall presented the item.

## **CONSENT CALENDAR**

### **MOTION**

Commissioner Lopez moved and Commissioner Nevarez seconded a motion to approve the Consent Calendar. The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following item:

#### **2. Approval of Minutes**

Recommendation: Approve the March 9, 2022 Regular Vernon Housing Commission meeting minutes.

## **NEW BUSINESS**

#### **3. City-owned Housing Residential Lease**

Recommendation: Adopt the revised Residential Lease utilized for City-owned Housing.

Public Works Director Wall presented the staff report.

In response to Commission questions, Public Works Director Wall explained the notification requirements for authorized occupants, lease renewal and move-outs.

### **MOTION**

Vice Chair Goff moved and Commissioner Ybarra seconded a motion to adopt the revised Residential Lease utilized for City-owned Housing. The question was called and the motion carried unanimously.

## **ORAL REPORTS**

Administrative Analyst Figueroa reminded the Commission of the Special meeting on June 29, 2022 and housing lottery; Project Westside Specific Plan Study Session at the June 21, 2022 City Council meeting; free COVID-19 testing; and upcoming community events.

## **RECESS**

Chair Froberg recessed the meeting to Closed Session at 6:22 p.m. and recused himself due to his relationship with the tenant.

## **CLOSED SESSION**

#### **4. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Government Code Section 54956.9(d)(1)

City of Vernon vs. Keith Whitworth, et al.

Los Angeles Superior Court Case No. 22NWUD00364

**RECONVENE**

At 6:36 p.m. Vice Chair Goff adjourned Closed Session and reconvened the regular meeting with all Commissioners present.

**CLOSED SESSION REPORT**

Interim City Attorney Moussa reported that the Commission met in Closed Session, discussed the item on the agenda, and took no reportable action.

**ADJOURNMENT**

With no further business, Chair Froberg adjourned the meeting at 6:37 p.m.

\_\_\_\_\_  
STEVEN FROBERG, Chair

ATTEST:

\_\_\_\_\_  
LISA POPE, City Clerk  
(seal)