



Agenda
City of Vernon
Regular Vernon Housing Commission Meeting
Wednesday, December 14, 2022, 6:00 PM
Remote Location Via Zoom

Juliet Goff, Chair
Jorge Nevarez Jr., Vice Chair
Ronit Edry, Commissioner
Steven Froberg, Commissioner
Leticia Lopez, Commissioner
Steven Spanks, 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 870-1211-0480#. You may address the Commission via Zoom or submit comments to 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 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.

PRESENTATIONS

1. City Clerk

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

Recommendation:

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

[1. Notice of Available Units](#)

2. Public Works

[Quarterly City Housing Report](#)

Recommendation:

Receive and file the December 2022 Quarterly Housing Report.

[1. December 2022 Quarterly Housing Report](#)

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.

3. City Clerk

[Approval of Minutes](#)

Recommendation:

Approve the September 14, 2022 Regular Vernon Housing Commission meeting minutes.

[1. 20220914 VHC Minutes](#)

NEW BUSINESS

4. Public Works

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

Recommendation:

In light of the exceptional increase in the cost of living, as reflected in the 7.6% 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 month-to-month rental rates for City-owned residential units by 3% for calendar year 2023 in accordance with Resolution No. VHC-8, or b) waive rental rate increases for calendar year 2023.

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

[2. Consumer Price Index August 2022](#)

[3. VHC Agenda item Report on Establishment of Rental Rates](#)

[4. HUD FMR Rates FY 2023](#)

ORAL REPORTS

Brief reports, announcements, or directives to staff.

Next regular meeting: Wednesday, March 8, 2023, at 6:00 p.m.

ADJOURNMENT

On December 8, 2022, 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.

Vernon Housing Commission Agenda Item Report

Submitted by: Sandra Dolson
Submitting Department: City Clerk
Meeting Date: December 14, 2022

SUBJECT

Housing Lotteries for City-Owned Housing

Recommendation:

Conduct housing lotteries to establish randomized order to fill two 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.

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

- One-bedroom apartment at 3384 50th Street; 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 November 14, 2022, and published in the Los Angeles Wave (Huntington Park Bulletin) on November 17, 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 December 1, 2022. Those responding as still interested will be included in the lottery. There are no valid transfer requests. Two separate lotteries will be conducted for the two 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:

3384 50th Street - 1 bedroom/1 bathroom apartment - \$1,450 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 December 14, 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 December 14, 2022 lottery, forms must be received by the City Clerk at CityClerk@cityofvernon.org no later than November 30, 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.

_____/s/_____
Lisa Pope, City Clerk

Posted: November 14, 2022

Publish: November 17, 2022

Vernon Housing Commission Agenda Item Report

Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: December 14, 2022

SUBJECT

Quarterly City Housing Report

Recommendation:

Receive and file the December 2022 Quarterly Housing Report.

Background:

Staff will present the Quarterly City Housing Report for the period from September 2022 through November 2022. 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 this report.

Attachments:

1. [December 2022 Quarterly Housing Report](#)

The logo of Vernon College of Applied Arts and Sciences is a circular emblem with a gear-like border. Inside the circle, there is a scene depicting several people in a workshop or classroom setting. The text "COLLEGE OF VERNON" is at the top, "APPLIED ARTS AND SCIENCES" is at the bottom, and "EXCLUSIVELY INDUSTRIAL" is written along the inner edge of the gear. A banner at the bottom of the inner circle says "FOUNDED 1905".

Vernon Housing Commission

Quarterly Report

December 14, 2022

Daniel Wall - Director of Public Works

Overview

Public Works effectively manages City-owned housing and strives to provide outstanding service to its tenants.

1. Rent Register
2. Occupancy
3. Summary of Calls Received
4. Operations
5. Westside Project Update
6. Closing



Rent Register

- Outstanding balance as of 12/08/2022, is \$14,166.66
 - Total includes amount due for property damage and/or back owed rent.
 - Except for rent outstanding for the month of December, tenants are already on payment plans for property damage and/or back owed rent.



Occupancy

Block	Properties	Occupied	Unoccupied
Furlong	10	10	No Vacancies
50th	8	6	3384 50th* 3390 50th**
Fruitland	6	5	3357 Fruitland*
Vernon	2	1	3560 Vernon***

****Lottery 12/14/22***

*****Tenant transfer. Projected lottery in late January 2023 (Special VHC Meeting to be scheduled).***

******Significant work required following eviction. Lottery projected for March 2023 VHC Meeting.***

Summary of Calls Received

Month	Calls Received	Types of Calls				Avg. Days To Complete
		Repairs	Questions	Housing Inquiries	Other	
September	10	10				< 1 day
October	5	5				< 1 day
November	6	6				< 1 day
Totals	21	21				< 1 day

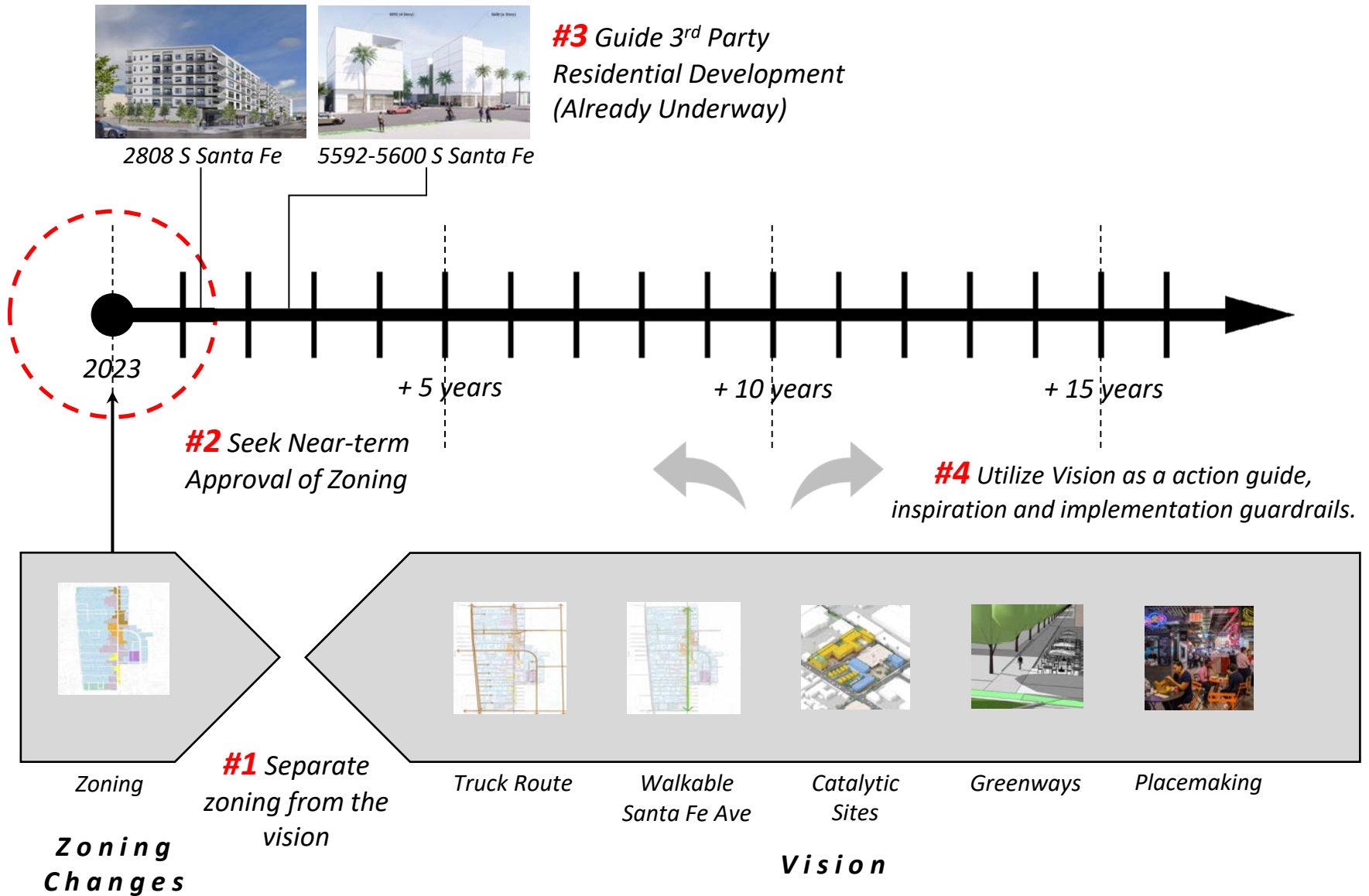
Operations



- **All service request addressed**
- **DTSE Lead Abatement Vernon Units**
- **Opportunity to improve Vernon units landscaping/privacy**
- **Fall 2022 safety inspections**



Westside Update - Evolution Process 12/1/22



In Closing...

Public Works:

1. Follows established VHC Policies and Procedures in management practices including filling vacancies via lottery
2. Actively inspects and maintains City-owned residential properties in accordance with best practices for landlords
3. Manages housing costs in a fiscally responsible manner within the budget approved by the City Council
4. Stays abreast of current issues impacting City-owned properties and tenants.
5. Engages tenants through proactive and legally compliant communications to inform of actions and invite feedback
6. Plans for the future of housing in Vernon.

Vernon Housing Commission Agenda Item Report

Submitted by: Sandra Dolson
Submitting Department: City Clerk
Meeting Date: December 14, 2022

SUBJECT

Approval of Minutes

Recommendation:

Approve the September 14, 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 report.

Attachments:

1. [20220914 VHC Minutes](#)

**MINUTES
VERNON HOUSING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 14, 2022
REMOTE LOCATION VIA ZOOM**

CALL TO ORDER

Vice Chair Goff called the meeting to order at 6:00 p.m.

FLAG SALUTE

City Clerk Pope led the Flag Salute.

ROLL CALL

PRESENT:

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

ABSENT:

Steven Froberg, Commissioner
Leticia Lopez, Commissioner

STAFF PRESENT:

Carlos Fandino, City Administrator (via remote access)
Angela Kimmey, Deputy City Administrator (via remote access)
Zaynah Moussa, 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 Nevarez moved and Commissioner Edry seconded a motion to approve the agenda. The question was called and the motion carried 5-0, Commissioners Froberg and Lopez absent.

PUBLIC COMMENT

None.

PRESENTATIONS

1. Selection of Chair and Vice Chair

City Clerk Pope presented the staff report.

MOTION

Commissioner Nevarez moved and Commissioner Spanks seconded a motion to select Juliet Goff to serve as Chair for the term ending June 30, 2023. The question was called and the motion carried 5-0, Commissioners Froberg and Lopez absent.

MOTION

Chair Goff moved and Commissioner Ybarra seconded a motion to select Jorge Nevarez, Jr. to serve as Vice Chair for the term ending June 30, 2023. The question was called and the motion carried 5-0, Commissioners Froberg and Lopez absent.

2. City Housing Quarterly Report

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

Public Works Director Wall presented the item.

CONSENT CALENDAR

MOTION

Vice Chair Nevarez moved and Commissioner Spanks seconded a motion to approve the Consent Calendar. The question was called and the motion carried 5-0, Commissioners Froberg and Lopez absent.

The Consent Calendar consisted of the following item:

3. Approval of Minutes

Recommendation: Approve the June 29, 2022, Special Vernon Housing Commission meeting minutes.

ORAL REPORTS

Public Works Director Wall provided an update on graffiti abatement.

City Administrator Fandino discussed the recent heatwave and encouraged reduced electrical use. He announced distribution of the Resident Newsletter; Helping Hands 2nd Anniversary event on September 19; Career Day on October 5; and Spooktacular on October 27, 2022.

ADJOURNMENT

With no further business, Chair Goff adjourned the meeting at 6:15 p.m.

JULIET GOFF, Chair

ATTEST:

LISA POPE, City Clerk
(seal)

Vernon Housing Commission Agenda Item Report

Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: December 14, 2022

SUBJECT

City of Vernon Housing Unit Rental Rates

Recommendation:

In light of the exceptional increase in the cost of living, as reflected in the 7.6% 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 month-to-month rental rates for City-owned residential units by 3% for calendar year 2023 in accordance with Resolution No. VHC-8, or b) waive rental rate increases for calendar year 2023.

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 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 2). The CPI-U for the twelve-month period ending August 2022 is 7.6%. Resolution No. VHC-8 limits rental rate increases to 3%.

Staff is seeking direction from the VHC on any rental rate adjustments for existing month-to-month rents of City-owned residential units for calendar year 2023.

Rates for Vacant Units:

As noted in the agenda report dated December 12, 2018 (Attachment 3), initial rent to be charged on vacant units are set utilizing the Small Area Fair Market Rents (SAFMRs) established by the United States Department of Housing and Urban Development (HUD) based on Zip Code (Attachment 4).

Provided for informational purposes, rental rates for vacant units in 2023 are:

- 1 bedroom - \$1,450
- 2 bedroom - \$1,840
- 3 bedroom - \$2,430

Fiscal Impact:

Based on the currently budgeted rental revenue, a 3% increase in rents could represent an annual revenue increase of up to \$9,030.

Attachments:

1. Resolution No. VHC-8
2. Consumer Price Index August 2022
3. VHC Agenda item Report on Establishment of Rental Rates
4. HUD FMR Rates FY 2023

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".

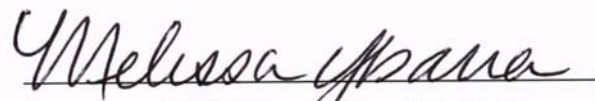
SECTION 5: Existing tenants moving into a unit with fewer bedrooms than the unit currently being occupied by the existing tenant or from a house to an apartment shall be excepted from the provisions

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.

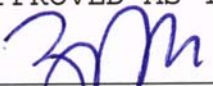

Name: Melissa A. Ybarra

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)



CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE

August 2022

(All items indexes. 1982-84=100 unless otherwise noted. Not seasonally adjusted.)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	1 Month ending					Year ending	1 Month ending	
	Aug 2021	Jul 2022	Aug 2022	Jul 2022	Aug 2022	Aug 2022	Aug 2021	Jul 2022	Aug 2022	Jul 2022	Aug 2022	Aug 2022
U. S. City Average.....	273.567	296.276	296.171	8.5	8.3	0.0	268.387	292.219	291.629	9.1	8.7	-0.2
West.....	290.393	313.951	314.013	8.3	8.1	0.0	283.286	307.269	307.003	8.7	8.4	-0.1
West – Size Class A ¹	298.574	322.703	322.401	8.3	8.0	-0.1	289.706	313.747	313.057	8.5	8.1	-0.2
West – Size Class B/C ²	169.477	183.277	183.543	8.3	8.3	0.1	170.186	184.879	184.964	8.8	8.7	0.0
Mountain ³	113.807	124.452	124.731	9.6	9.6	0.2	114.777	126.047	126.066	10.2	9.8	0.0
Pacific ³	112.489	121.095	121.024	7.8	7.6	-0.1	113.370	122.454	122.304	8.2	7.9	-0.1
Los Angeles-Long Beach-Anaheim, CA.....	291.333	313.415	313.608	7.7	7.6	0.1	282.691	304.441	304.137	7.9	7.6	-0.1
BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	2 Months ending					Year ending	2 Months ending	
	Jul 2021	May 2022	Jul 2022	May 2022	Jul 2022	Jul 2022	Jul 2021	May 2022	Jul 2022	May 2022	Jul 2022	Jul 2022
Riverside-San Bernardino-Ontario, CA ³	114.682	123.893	125.262	9.4	9.2	1.1	115.129	124.853	126.084	9.8	9.5	1.0
San Diego-Carlsbad, CA.....	323.906	343.502	347.462	8.3	7.3	1.2	307.737	327.997	331.914	9.2	7.9	1.2
Urban Hawaii.....	298.820	317.207	319.197	7.0	6.8	0.6	296.723	314.884	318.257	6.9	7.3	1.1
BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending	2 Months ending					Year ending	2 Months ending	
	Aug 2021	Jun 2022	Aug 2022	Jun 2022	Aug 2022	Aug 2022	Aug 2021	Jun 2022	Aug 2022	Jun 2022	Aug 2022	Aug 2022
Phoenix-Mesa-Scottsdale, AZ ⁴	153.931	172.643	173.952	12.3	13.0	0.8	153.035	172.827	173.148	13.1	13.1	0.2
San Francisco-Oakland-Hayward, CA.....	311.167	330.539	328.871	6.8	5.7	-0.5	307.423	328.137	325.932	7.6	6.0	-0.7
Seattle-Tacoma-Bellevue, WA.....	299.704	326.656	326.796	10.1	9.0	0.0	295.410	321.626	322.664	9.5	9.2	0.3
Urban Alaska.....	239.899	268.916	258.149	12.4	7.6	-4.0	239.491	265.859	257.738	11.8	7.6	-3.1

1 Population over 2,500,000 2 Population 2,500,000 and under, Dec 1996 = 100 3 Dec 2017=100 4 Dec 2001=100

NOTE: In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf

1967=100 base year indexes and tables with semiannual and annual average data are available at: www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm

Release date September 13, 2022. The next release date is scheduled for October 13, 2022. For questions, please contact us at BLInfoSF@bls.gov or (415) 625-2270.

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:

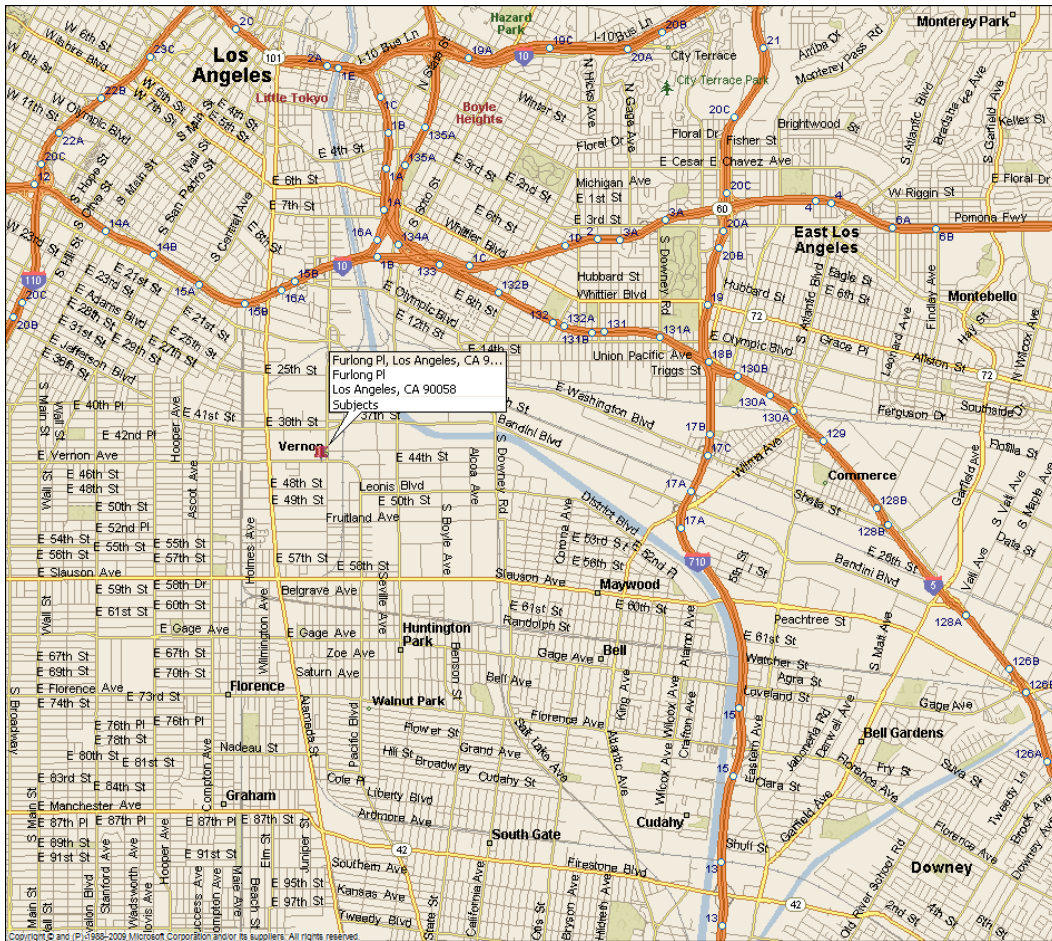
Owner and tenant are typically motivated;

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.	
2bed 1bath house		Los Angeles		LA County		Lynwood		Los Angeles	
Vernon									
Subject									
A. Rents Charged	Data	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	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

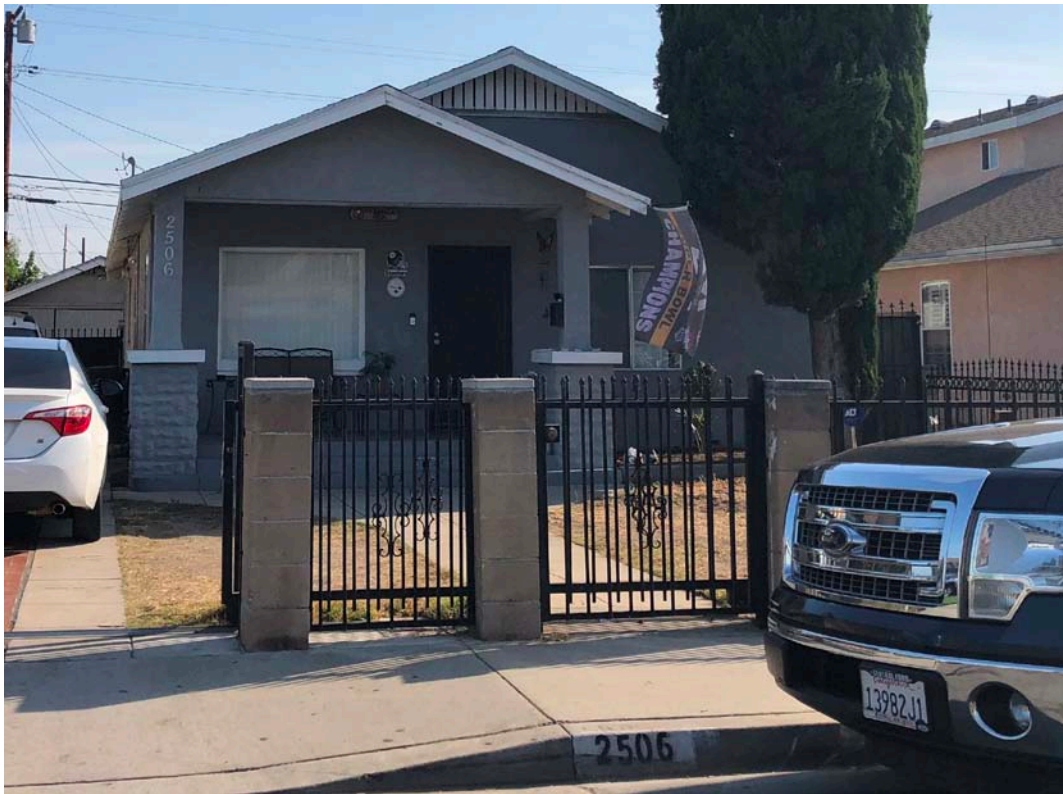


4325 Furlong Place, Vernon

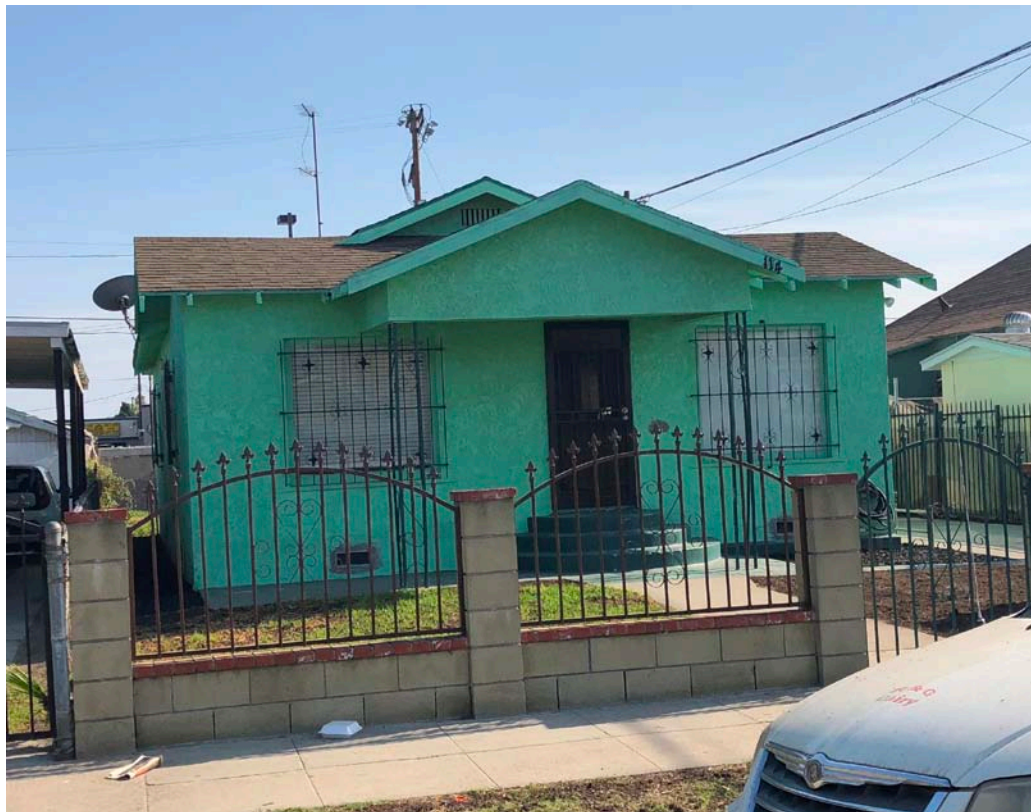


Furlong Place, Vernon, street scene

Rental Photographs



2506 Cole Pl, Huntington Park



114 E. 85th St, Los Angeles



7819 Glengarry Ave, Whittier



10251 Virginia Ave, South Gate



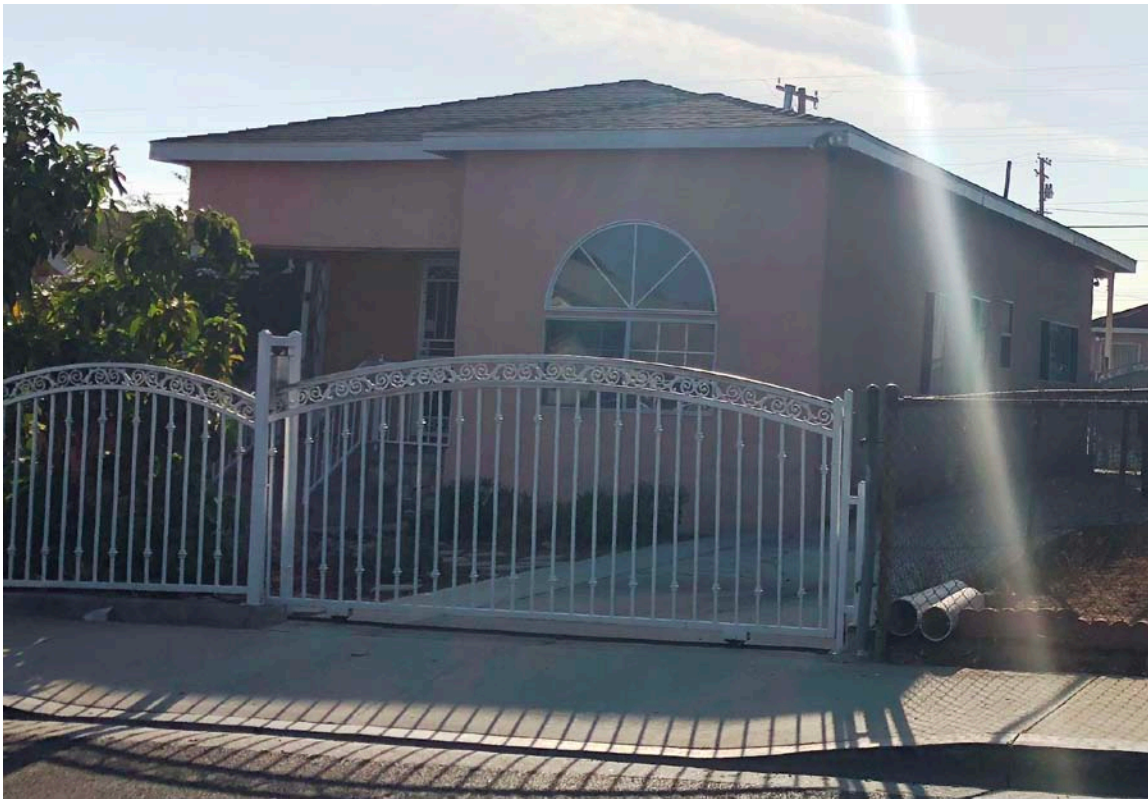
1226 S. La Verne Ave, Los Angeles



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

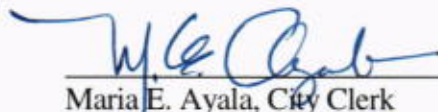
PROPOSED CEQA FINDING: Staff will recommend that the Vernon Housing Commission find that the proposed action is exempt under the California Environmental Quality Act ("CEQA") review because it is a continuing administrative activity that will not result in any direct or indirect changes in the environment 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

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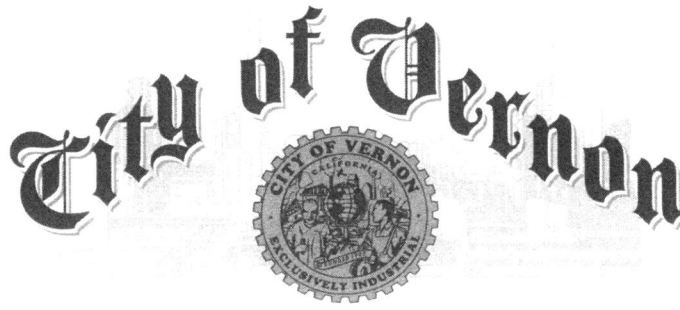
The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

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



FY2023 SMALL AREA FMRs FOR LOS ANGELES COUNTY, CA

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.

Los Angeles County is part of the **Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area**.

Los Angeles County, CA Advisory Small Area FMRs By Unit Bedrooms					
ZIP Code	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
90001	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90002	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90003	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90004	\$1,560	\$1,780	\$2,260	\$2,940	\$3,220
90005	\$1,660	\$1,890	\$2,400	\$3,120	\$3,420
90006	\$1,330	\$1,510	\$1,920	\$2,500	\$2,740
90007	\$1,290	\$1,470	\$1,870	\$2,430	\$2,670
90008	\$1,310	\$1,490	\$1,900	\$2,470	\$2,710
90009	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90010	\$2,040	\$2,330	\$2,960	\$3,850	\$4,220
90011	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90012	\$1,570	\$1,790	\$2,280	\$2,960	\$3,250
90013	\$1,770	\$2,020	\$2,570	\$3,340	\$3,670
90014	\$2,260	\$2,570	\$3,270	\$4,250	\$4,670
90015	\$2,130	\$2,420	\$3,080	\$4,000	\$4,390
90016	\$1,390	\$1,590	\$2,020	\$2,630	\$2,880
90017	\$1,460	\$1,660	\$2,110	\$2,740	\$3,010

90018	\$1,320	\$1,500	\$1,910	\$2,480	\$2,730
90019	\$1,550	\$1,760	\$2,240	\$2,910	\$3,200
90020	\$1,670	\$1,900	\$2,420	\$3,140	\$3,450
90021	\$1,930	\$2,200	\$2,800	\$3,640	\$3,990
90022	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90023	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90024	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750
90025	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750
90026	\$1,480	\$1,690	\$2,150	\$2,790	\$3,070
90027	\$1,770	\$2,020	\$2,570	\$3,340	\$3,670
90028	\$1,810	\$2,060	\$2,620	\$3,400	\$3,740
90029	\$1,470	\$1,670	\$2,130	\$2,770	\$3,040
90030	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90031	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90032	\$1,260	\$1,450	\$1,840	\$2,430	\$2,640
90033	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90034	\$1,860	\$2,120	\$2,690	\$3,500	\$3,840
90035	\$2,020	\$2,300	\$2,920	\$3,790	\$4,170
90036	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750
90037	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90038	\$1,660	\$1,890	\$2,410	\$3,130	\$3,440
90039	\$1,750	\$2,000	\$2,540	\$3,300	\$3,620
90040	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90041	\$1,550	\$1,770	\$2,250	\$2,920	\$3,210
90042	\$1,500	\$1,710	\$2,180	\$2,830	\$3,110
90043	\$1,290	\$1,470	\$1,870	\$2,430	\$2,670
90044	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90045	\$2,040	\$2,320	\$2,950	\$3,830	\$4,210
90046	\$1,950	\$2,220	\$2,820	\$3,660	\$4,020
90047	\$1,330	\$1,510	\$1,920	\$2,500	\$2,740

90048	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750
90049	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750
90050	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90051	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90052	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90053	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90054	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90055	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90056	\$1,860	\$2,120	\$2,690	\$3,500	\$3,840
90057	\$1,420	\$1,610	\$2,050	\$2,660	\$2,920
90058	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90059	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90060	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90061	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90062	\$1,290	\$1,470	\$1,870	\$2,430	\$2,670
90063	\$1,250	\$1,450	\$1,840	\$2,430	\$2,640
90064	\$2,220	\$2,530	\$3,220	\$4,180	\$4,590
90065	\$1,420	\$1,620	\$2,060	\$2,680	\$2,940
90066	\$1,930	\$2,200	\$2,800	\$3,640	\$3,990
90067	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750
90068	\$2,090	\$2,380	\$3,030	\$3,940	\$4,320
90069	\$2,260	\$2,570	\$3,270	\$4,250	\$4,670
90070	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90071	\$1,670	\$1,900	\$2,420	\$3,140	\$3,450
90072	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90073	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750
90074	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90075	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90076	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
90077	\$2,300	\$2,620	\$3,330	\$4,330	\$4,750

93563	\$1,350	\$1,530	\$1,950	\$2,540	\$2,830
93584	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
93586	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
93590	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170
93591	\$1,280	\$1,450	\$1,850	\$2,430	\$2,640
93599	\$1,530	\$1,750	\$2,220	\$2,890	\$3,170

[HUD Home Page](#) | [HUD User Home](#) | [Data Sets](#) | [Fair Market Rents](#) | [Section 8 Income Limits](#) | [FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD LIHTC Database](#) |

Technical Problems or questions? [Contact Us](#).