

VERNON HOUSING COMMISSION
RENTAL RATE PROCEDURES
Adopted March 13, 2024

Pursuant to Vernon Municipal Code Section 2.40.060.A(3) the Vernon Rental Housing Policy (VRHP), and Vernon Housing Commission (VHC) Resolution No. VHC-8, the (VHC) hereby adopts the following procedures with respect to setting and adjusting rents of City of Vernon-owned housing units, which shall take effect immediately upon adoption, and which shall supersede any prior procedures regarding the same.

1. Beginning January 1, 2025, the adjustment of month-to-month rents shall be 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 July immediately prior to the rent adjustment and 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.
2. Notice of the January 1st effective rent adjustment shall be distributed to month-to-month tenants on or before the third business day immediately following September 15th prior to the rent adjustment.
3. The 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 3, a unit temporarily vacated by an existing tenant for purposes of a remodel shall not constitute a “vacant unit”.