



**Agenda
City of Vernon
Regular Vernon Housing Commission
Meeting
Wednesday, September 09, 2020, 06:00 PM
City Hall, Council Chamber
4305 Santa Fe Avenue
Vernon, California**

**Frank Gaviña, Chair
Steven Froberg, Vice Chair
Ronit Edry, Commissioner
Steve Hermon, Commissioner
Jorge Nevarez Jr., Commissioner
Marlene Ybarra, Commissioner
Melissa Ybarra, Commissioner**

THIS MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR NEWSOM'S EXECUTIVE ORDER N-29-20.

The public is encouraged to view the meeting at <http://www.cityofvernon.org/webinar> or by calling (408) 638-0968, Meeting ID 955-0993-0969#.

You may submit comments to PublicComment@ci.vernon.ca.us with the subject line "September 9, 2020 City of Vernon Housing Commission Meeting Public Comment Item #__." Comments received prior to 5 p.m., Wednesday, September 9, 2020, will be read into the record.

CALL TO ORDER

ROLL CALL

FLAG SALUTE

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**
[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, 2021.

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.

- 2. City Clerk**
[Approval of Minutes](#)
Recommendation:
Approve the June 10, 2020 Regular Vernon Housing Commission meeting minutes.
 - [1. 2020-06-10 VHC Minutes](#)

NEW BUSINESS

- 3. Public Works**
[City Housing Quarterly Report](#)
Recommendation:
Receive and file the September 2020 City Housing Quarterly Report.
 - [1. September 2020 City Housing Quarterly Report](#)
 - [2. 2019 Inspection Report Status Update](#)
- 4. Public Works**
[Vernon Housing Commission Ad Hoc Committee Update on Need for a Business Priority in City-owned Housing](#)
Recommendation:
Receive and file update from Vernon Housing Commission Ad Hoc Committee.
- 5. Public Works**
[City of Vernon Housing Unit Rental Rates](#)
Recommendation:
Discuss rental rates for vacant units and provide direction to staff.
 - [1. Resolution No. VHC-8](#)
 - [2. VHC Agenda Item Report on Establishment of Rental Rates](#)
 - [3. HUD 2020 SAFMR Rental Rates](#)

ORAL REPORTS

Brief reports, announcements, or directives to staff.

Next Regular Meeting: Wednesday, December 9, 2020, 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 on the bulletin board at the main entrance of the City of Vernon City Hall, located at 4305 Santa Fe Avenue, Vernon, California, and on the City's website, not less than 72 hours prior to the meeting date set forth on this agenda.

Dated this 3rd day of September, 2020.

By: 
Sandra Dolson, Administrative Secretary

Vernon Housing Commission Agenda Item Report

Agenda Item No. COV-316-2020

Submitted by: Lisa Pope

Submitting Department: City Clerk

Meeting Date: September 9, 2020

SUBJECT

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, 2021.

Background:

At its July 21, 2020 meeting, the Council ratified the Mayor's appointment of Steve Hermon to serve on the Vernon Housing Commission in the Vernon Business Employee Seat with a term expiring on June 30, 2024.

Section 2.124(a) of the Vernon Municipal code states that "The Commission shall have a Chairperson and Vice Chairperson, who shall be from different appointing categories pursuant to section 2.122." The members of the four appointment categories are as follows:

Business Representative

1. Frank Gaviña
2. Jorge Nevarez Jr.
3. Ronit Edry

Council Member

1. Melissa Ybarra

Employee of a Business

1. Steve Hermon

Resident Representatives

1. Steven Froberg
2. Marlene Ybarra

Section 2.124(b) of the Vernon Municipal Code states that "The Commission members shall elect the Chairperson and Vice Chairperson at its first meeting and annually thereafter. No Commission member may serve as Chairperson for more than two (2) consecutive terms. The Chair shall preside over all Commission meetings and shall have the power to appoint subcommittees and the presiding chairs of those subcommittees. The Vice Chair shall, in the absence of the Chairperson, perform the duties of the Chairperson."

Commissioner Gaviña was appointed to serve as Chairperson on December 11, 2019. Due to timing of appointments to the Commission, he is eligible to continue to serve as Chairperson for another year if the Commission so desires.

It is appropriate for the Commission to select its Chair and Vice Chair for the coming year.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

Vernon Housing Commission Agenda Item Report

Agenda Item No. COV-250-2020
Submitted by: Sandra Dolson
Submitting Department: City Clerk
Meeting Date: September 9, 2020

SUBJECT

Approval of Minutes

Recommendation:

Approve the June 10, 2020 Regular Vernon Housing Commission meeting minutes.

Background:

Staff has prepared draft minutes and hereby submits the minutes for approval.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

1. [2020-06-10 VHC Minutes](#)

**MINUTES
VERNON HOUSING COMMISSION
REGULAR MEETING
WEDNESDAY, JUNE 10, 2020
COUNCIL CHAMBER, 4305 SANTA FE AVENUE**

CALL TO ORDER

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

FLAG SALUTE

Administrative Analyst Figueroa led the Flag Salute.

ROLL CALL

PRESENT: Frank Gaviña, Chair
Steven Froberg, Vice Chair
Ronit Edry, Commissioner (via remote access)
Jorge Nevarez Jr., Commissioner
Marlene Ybarra, Commissioner (via remote access)
Melissa Ybarra, Commissioner

STAFF PRESENT:

Carlos Fandino, City Administrator (via remote access)
Lisa Pope, City Clerk
Zaynah Moussa, Senior Deputy City Attorney (via remote access)
Diana Figueroa, Administrative Analyst
John Cordova, Public Works Superintendent

APPROVAL OF THE AGENDA

MOTION

Commissioner Melissa Ybarra moved and Commissioner Froberg seconded a motion to approve the agenda. The question was called and the motion carried unanimously.

PUBLIC COMMENT

None.

CONSENT CALENDAR

MOTION

Commissioner Melissa Ybarra moved and Commissioner Edry 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:

1. Approval of Minutes

Recommendation: Approve the March 11, 2020 Regular and the April 29, 2020 Special Vernon Housing Commission meeting minutes.

NEW BUSINESS

2. Public Works

City Housing Quarterly Report

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

Public Works Superintendent Cordova presented the staff report.

In response to Commission questions, Public Works Superintendent Cordova explained that staffing levels prevented accurate tracking of calls for service and property remodels. Administrative Analyst Figueroa discussed the calls that came through Administration and the process for evaluating non-payments on a case by case basis.

Commissioner Melissa Ybarra requested a flyer be sent to remind residents of the hotline for housing issues; an update on the annual walk through process and a review of last year's walk through; and a report back to the Commission on the payment plan for the four outstanding payments.

ORAL REPORTS

None.

ADJOURNMENT

With no further business, Chair Gaviña adjourned the meeting at 6:19 p.m.

FRANK GAVIÑA, Chair

ATTEST:

LISA POPE, City Clerk
(seal)

Vernon Housing Commission Agenda Item Report

Agenda Item No. COV-332-2020
Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: September 9, 2020

SUBJECT

City Housing Quarterly Report

Recommendation:

Receive and file the September 2020 City Housing Quarterly Report.

Background:

Staff will present the City Housing Quarterly Report for the period from June 2020 through August 2020. The report consists of financial highlights including rents and expenditures, an update on ongoing remodel projects, and upcoming lotteries, as well as an annual inspection update.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

- [1. September 2020 City Housing Quarterly Report](#)
- [2. 2019 Inspection Report Status Update](#)

Vernon Housing Commission



City Housing Quarterly Report
September 9, 2020

Financial Highlights

June through August

- 8 late payments
- 6 payments remain outstanding

Covid-19 impacted tenants

As of August 31st, outstanding rent is as follows:

- Resident #1 - \$854 (August only)
- Resident #2 - \$3,241.72 (full months for May, July, and August and partial balances for April and June)

Late Rents and Covid-19

The VHC's COVID-19 rent repayment procedures were sent via email to Vernon residents.

Renters having difficulty were contacted directly, and follow up calls made regularly.

On July 6th, the COVID-19 rent repayment procedure paperwork was hand-delivered to each impacted resident (two total).

Follow up calls were made to impacted residents following the delivery of paperwork.

One resident completed their rent repayment forms and submitted prior to the July 31st deadline.

On August 14th, a mass notification was sent to residents to inform them of LA County's Rent Relief program set to launch on August 17th.

On August 19th, each of the impacted residents were notified directly via email of LA County's COVID-19 Rent Relief program.

Late Rents and Covid-19

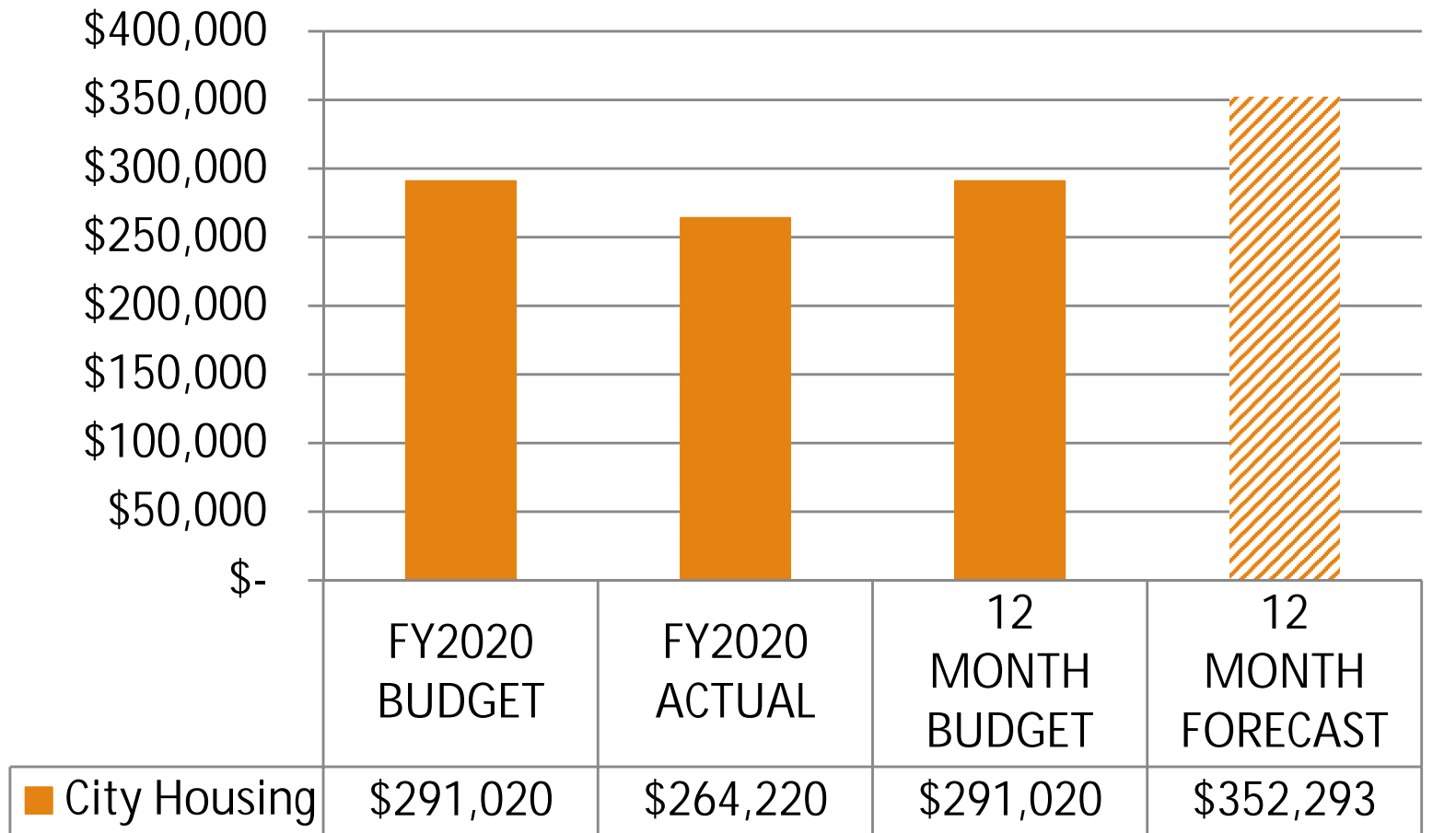
Plans moving forward:

- Continue to follow up via phone and email with impacted residents
- Follow up with a formal letter from the City requesting rent payment be made

Challenges on the horizon:

- City must adhere to existing county, state, and federal eviction moratoria

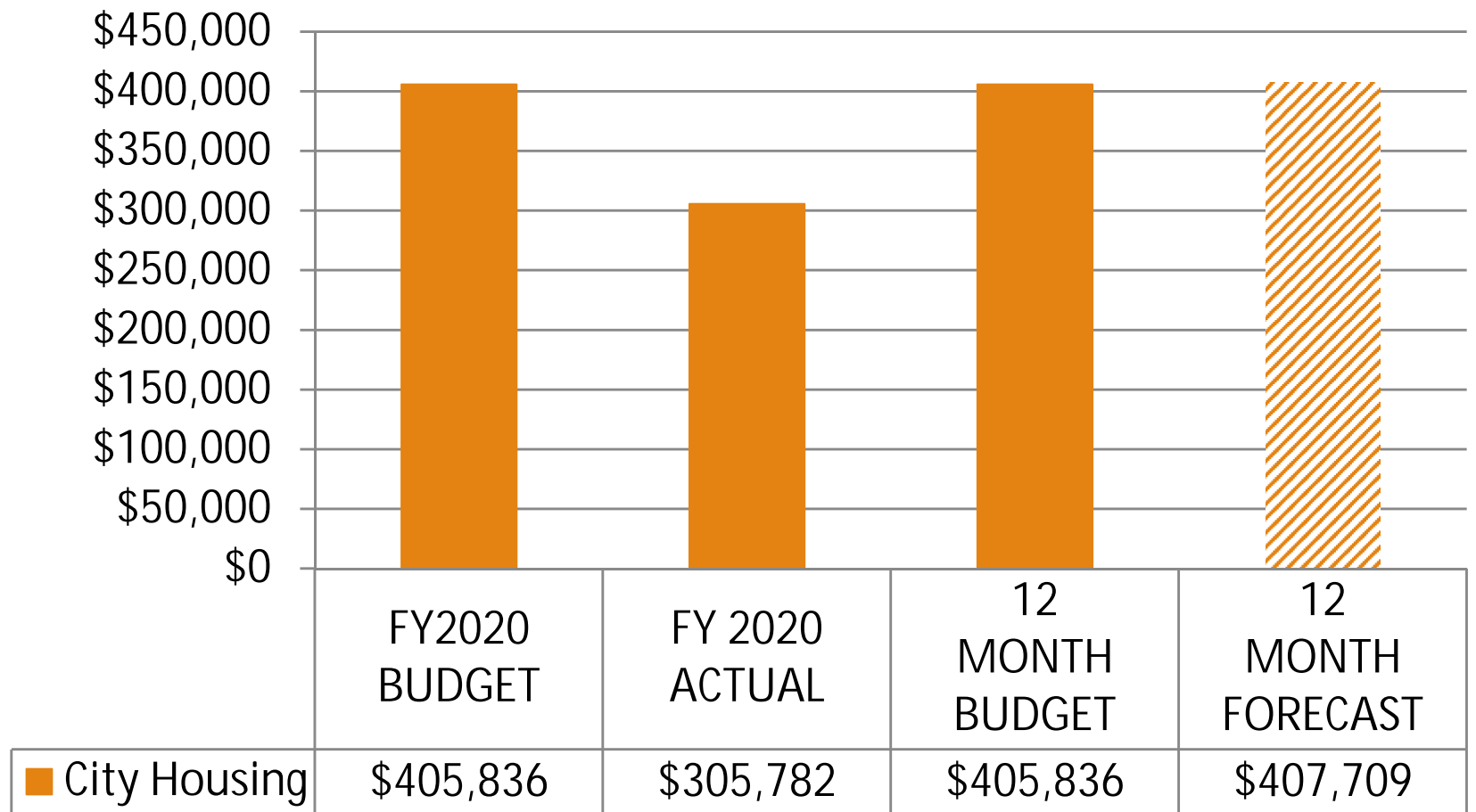
2019-2020 Fiscal Year Revenue



(\$56,800)
Variance

(\$26,307)
Variance

Fiscal Year 2019-2020 Operating Expenditures



(\$118,292)
Variance

(\$129,140)
Variance

Unit359	Unit Type	Baths	11/1/19 Rent	Move in Date	Lease Term	Comments
3376 E. 50th	2bd-apt	1	847.39	9/1/2017	Month to Month	
3378 E. 50th	2bd-apt	1	847.39	5/1/2013	Month to Month	
3380 E. 50th	1bd-apt	1	702.96	1/22/2008	Month to Month	
3382 E. 50th	1bd-apt	1	1,160	5/24/2019	ANNUAL	
3384 E. 50th	1bd-apt	1	1,250	7/1/2020	ANNUAL*	
3386 E. 50th	1bd-apt	1	702.96	7/1/2010	Month to Month	
3388 E. 50th	2bd-apt	1	839	12/1/2018	Month to Month	
3390 E. 50th	2bd-apt	1	1,620	9/1/2020	ANNUAL*	
3345 Fruitland	3bd-hous	2	1,175.64	8/1/2012	Month to Month	
3349 Fruitland	2bd-hous	1	1,043	2/7/2019	ANNUAL	
3353 Fruitland	3bd-hous	1	1,125.14	02/01/2017	Month to Month	
3357 Fruitland	3bd-hous	1	1,125.14	07/22/2019	Annual	
3361 Fruitland	3bd-hous	1	2,170	N/A	VACANT - Renovation	Ready 10/9/20
3365 Fruitland	2bd-hous	1	923.14	3/1/2013	Month to Month	
3550 Vernon	3bd-hous	1	2,170	N/A	Pending Leasing Process*	Leasing Process
3560 Vernon	2bd-hous	1	994.85	11/1/2008	Month to Month	
4321 Furlong	3bd-hous	1	1,000	2/1/2019	Month to Month	
4322 Furlong	3bd-hous	1	1081.71	10/2/2008	Month to Month	
4323 Furlong	2bd-hous	1	1,021.11	2/1/2018	Month to Month	
4324 Furlong	2bd-hous	1	1,620	N/A	VACANT – Renovation	Estimated start date 10/1/20
4325 Furlong	2bd-hous	1	854	2/1/2019	ANNUAL	
4326 Furlong	2bd-hous	1	934.25	2/1/2008	Month to Month	
4327 Furlong	2bd-hous	1	934.25	6/1/2013	Month to Month	
4328 Furlong	2bd-hous	1	862.54	8/1/2012	Month to Month	
4329 Furlong	3bd-hous	1	1,071	9/1/2018	Month to Month	
4330 Furlong	3bd-hous	1	1,099.89	8/1/2012	Month to Month	

Renovation Update

3361 Fruitland - 3 bedroom house

- Lead and asbestos abated.
- Interior wall moved.
- Electrical upgrades have been completed.
- Drywall to be completed the week of September 21st.
- Windows were backordered and are now scheduled for delivery the week of September 14th, with installation scheduled to be completed the week of the September 21st.
- Cabinets are being built beginning September 14th
- Cabinet installation to be completed the week of September 28th
- Stucco to be completed the week of September 28th
- Paint, clean-up etc., week of October 5th.
- Ready to rent October 9th

Annual Inspection Update

The last annual inspection of all the housing units was performed in late February, early March 2019, and presented to the VHC on March 13, 2019 (Attachment 2 on Agenda Report).

2020 Inspection was originally scheduled for April 2020 but was postponed due to COVID-19 concerns.

2020 Inspection has been rescheduled to the week of November 1, 2020.

Changing frequency of inspections to twice per year to be more proactive.

First inspection in 2021 will take place in May.

Advertising & Housing Interest Forms

Quarterly Advertising for September 2020

- Craigslist
- City Website
- City Hall Bulletin Board
- Fire Department First Responders
- Police Department First Responders
- Chamber of Commerce

Housing Interest Forms received (June-August):

- 19 valid applications (30 total from July 2019 to August 2020)
- Unit transfer requests received = 2 (2 total from July 2019 to August 2020)

QUESTIONS?

STATUS OF CONTRACTED WORK - UNIT MAINTENANCE IMPROVEMENTS

UNIT NO.	MODEL	REMODELED UNIT YES / NO	ITEM	STATUS	TENANT NEGLECT YES / NO		COST	COMPLETION DATE	COMMENTS
Unit 1	3bd House	Yes							
			Adjust front door to close properly	Complete	No		\$0	2/11/2019	
						Subtotal	\$0		
Unit 2	3bd House	Yes							
			Bedroom screen needs to be replaced	Complete	No		\$20	3/6/2019	
			A/C unit needs repair; possible replacement	Complete	No		\$400	2/26/2019	
			Bathroom ceiling has mildew in corner.	Complete	Yes		\$100	3/6/2019	
			Bathroom faucet leaks	Complete	No		\$0	3/6/2019	
			Bathroom sink cracked	Complete	Yes		\$100	4/2019	
			Kitchen cabinet doors broken	Complete	Yes		\$200	4/2019	
						Subtotal	\$820		
Unit 3	2bd House	Yes	No Action Needed	N/A	N/A			N/A	
						Subtotal	\$0		
Unit 4	2bd House	No	Replace front door screen.	Complete	No		\$40	3/7/2019	
			Replace back bedroom screen.	Complete	No		\$40	3/7/2019	
			Shower door scrapes tile in shower		No		\$0	3/6/2019	
			Repaint bathroom		No		\$0	4/2019	
			Missing tile at base of toilet	Complete	Yes		\$50	3/7/2019	

STATUS OF CONTRACTED WORK - UNIT MAINTENANCE IMPROVEMENTS

			Closet door broken main bedroom	Complete	No		\$0	3/7/2019	
			New fence has hole from tree removed.	Complete	No		\$0	2/28/2019	
						Subtotal	\$130		
Unit 5	2bd House	Yes	No Action Needed	N/A	N/A		\$0	N/A	
						Subtotal	\$0		

UNIT NO.	MODEL	REMODELED UNIT YES / NO	ITEM	STATUS	TENANT NEGLECT YES / NO		COST	COMPLETION DATE	COMMENTS
Unit 6	2bd House	Yes	Replace back door weather strip	Complete	No		\$20	3/6/2019	
			Repair hole behind door in living room	Complete	Yes		\$20	4/2019	
			Repair kitchen faucet	Complete	No		\$5	3/7/2019	
						Subtotal	\$45		
Unit 7	2bd House	Yes	Repair kitchen faucet		No		\$0	3/2019	
			Laundry room ceiling	Complete	No		\$20	2/20/2019	
			Check sprinklers for noise.	Complete	No			3/6/2019	
			Clean rain gutters	Complete	No		\$0	3/11/2019	
						Subtotal	\$20		
Unit 8	2bd House	No	Repatch toilet; small hole in porcelain. No water leak	Complete	No		\$0	3/7/2019	
						Subtotal	\$20		

STATUS OF CONTRACTED WORK - UNIT MAINTENANCE IMPROVEMENTS

Unit 9	3bd House	Yes	Retouch paint in living room	Complete	Yes		\$10	3/7/2019	
			Adjust bathroom cabinet door	Complete	Yes		\$10	3/6/2019	
			Check noise from toilet	Complete	No		\$0	3/7/2019	
			Check water temp in shower; increase if possible	Complete	No		\$0	3/7/2019	
			Adjust kitchen cabinet	Complete	Yes		\$50	3/6/2019	
			Check water filter.	Complete	No		\$50	3/7/2019	
						Subtotal	\$120		
Unit 10	3bd House	Yes	Sink valve has low water pressure.	Complete	No		\$50	3/6/2019	
			Install hand held shower head	Complete	No		\$40	3/6/2019	
						Subtotal	\$90		
Unit 11	2bd Apt	Yes	Repair smoke detector	Complete	No		\$30	3/5/2019	

UNIT NO.	MODEL	REMODELED UNIT YES / NO	ITEM	STATUS	TENANT NEGLECT YES / NO		COST	COMPLETION DATE	COMMENTS
			Replace front door weather striping	Complete	No		\$20	3/5/2019	
			Patch and paint south wall in living room	Complete	Yes		\$40	3/18/2019	
						Subtotal	\$90		
Unit 12	2bd Apt	Yes	Check smoke detector	Complete	No		\$0	3/5/2019	
						Subtotal	\$0		

STATUS OF CONTRACTED WORK - UNIT MAINTENANCE IMPROVEMENTS

Unit 13	1bd Apt	Yes	Check all aerators.	Complete	No		\$0	3/5/2019	
			(1) Stove burner not working.	complete	No		\$50	3/2019	
						Subtotal	\$50		
Unit 14*	1bd Apt	Yes	Check smoke detector	Complete	N/A		\$0	3/5/2019	
						Subtotal	\$0		
Unit 15	1br-Apt	Yes	Check smoke detector	Complete	No		\$0	3/5/2019	
						Subtotal	\$0		
Unit 16	1br-Apt	Yes	Check smoke detector	Complete	No		\$0	3/5/2019	
						Subtotal	\$0		
Unit 17	2br-Apt	Yes	Check smoke detector	Complete	No		\$0	3/5/2019	
						Subtotal	\$0		
Unit 18	2br-Apt	Yes	Check and clean all aerators	Complete	No		\$0	3/5/2019	
						Subtotal	\$0		
Unit 19	3br-House	Yes	Clean all rain gutters	Complete	No		\$0	3/12/2019	
						Subtotal	\$0		
Unit 20	2br House	Yes	No action needed	N/A	N/A			N/A	
						Subtotal	\$0		
Unit 21	3bd-House	Yes	Check A/C return grill lock tabs	Complete	No		\$0	3/5/2019	
			Check light and fan in bathroom	Complete	No		\$60	3/5//19	
			Check water filter in kitchen refrigerator	Complete	No		\$40	3/5/2019	

STATUS OF CONTRACTED WORK - UNIT MAINTENANCE IMPROVEMENTS

			Check kitchen faucet	Complete	No		\$0	3/5/2019	
			Check smoke detector	Complete	No		\$0	3/5/2019	
			Check water heater	Complete	No		\$0	3/5/2019	
						Subtotal	\$100		

UNIT NO.	MODEL	REMODELED UNIT YES / NO	ITEM	STATUS	TENANT NEGLECT YES / NO		COST	COMPLETION DATE	COMMENTS
Unit 22	3br House	Yes	Purchase 2 sink stoppers for kitchen	Complete	No		\$25	3/7/2019	
			Install anti-siphon valve on outside spigot	Complete	No		\$50	3/5/2019	
						Subtotal	\$75		
Unit 23*	3Br. House	No	No Action Needed	N/A	N/A		\$0	N/A	Unit Scheduled for Remodel
						Subtotal	\$0		
Unit 24	2Br House	No	Repair pull handles in kitchen	Complete	No		\$10	3/5/2019	
			Grease driveway gate.	Complete	No		\$0	3/5/2019	
						Subtotal	\$10		
Unit 25	3Br. House	Yes	Check smoke detector	Complete	No		\$0	3/5/2019	
			One electrical outlet not working in bedroom #2	Complete	No		\$0	3/5/2019	
						Subtotal	\$0		
Unit 26	2Br. House	Yes	Check door handle in bedroom 2	Complete	N/A		\$0		
			Microwave vent cover broken	Complete			\$0		

Vernon Housing Commission Agenda Item Report

Agenda Item No. COV-333-2020
Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: September 9, 2020

SUBJECT

Vernon Housing Commission Ad Hoc Committee Update on Need for a Business Priority in City-owned Housing

Recommendation:

Receive and file update from Vernon Housing Commission Ad Hoc Committee.

Background:

At its March 11, 2020 meeting, the Vernon Housing Commission (VHC) established an Ad Hoc Committee comprised of two of its members, Commissioner Melissa Ybarra and Commissioner Ronit Edry, to evaluate the need for a "Business Priority" in City-owned housing. After voting to eliminate the First Responder policy, the VHC expressed an interest in exploring a Business Priority concept for City-owned housing. It was contemplated that a Business Priority might benefit Vernon companies, particularly those who have specialized equipment and/or operations that may be compromised in the event of an isolated emergency without prompt access to key personnel. If key personnel lived in Vernon, only minutes from their respective workplace, they could be leveraged quickly to address issues that may arise at the facility during their off-duty hours. The Ad Hoc Committee (Ad Hoc) was formed in order to explore the necessity of a Business Priority in Vernon and report its findings and/or recommendations to the VHC for its review and deliberation.

The Ad Hoc initially convened in June along with City staff to formulate a plan to gather feedback from the Vernon business community on the Business Priority topic. It was decided that the business community would be surveyed, with a targeted focus on manufacturing operations, to assess their interest in a Business Priority and whether they thought that employees would be eager to live in Vernon. A brief online survey was created and emailed to approximately 125 manufacturing businesses, sent to the Vernon Chamber of Commerce for distribution to its contacts, and posted on the City's website. The questions included in the survey are noted below:

1. Does your company have a need for an essential worker to reside in Vernon?
2. Do you think that your essential worker(s) would use the business priority to secure housing in a City-owned residential unit?
3. Are you interested in having the VHC establish a "business priority" for essential Vernon workers?
4. What type of business do you operate in Vernon?
5. Please enter the name of your business.

As of September 2, 2020, a total of 25 survey responses were recorded, with 60% of respondents indicating that a Business Priority in City-owned housing would create value for their organization. Of the respondents, 64% indicated that they believed that their employees would be interested in living in Vernon. A total of 84% of respondents indicated that they would be interested in having the VHC establish a Business Priority for essential Vernon workers.

In addition to the survey, City staff presented the Business Priority concept to the Business and Industry Commission (BIC) at its August 13, 2020 meeting to solicit feedback. Staff indicated that there has been recent discussion about offering a business priority to Vernon workers who may be deemed as essential employees for manufacturing businesses located in the City and shared that a Business Priority would place the Vernon worker in this category ahead of others on the interest list when a housing lottery is held for an available City-owned residential unit. After extensive deliberation, the BIC concluded that its preference would be to have a Business Priority established for Vernon workers (excluding City of Vernon employees). The BIC stated that they did not favor a Business Priority that would be exclusively for essential workers at manufacturing businesses, but rather, they specified their endorsement of a Business Priority for all Vernon workers.

Results of staff's efforts to survey businesses and the outcome of the BIC meeting were shared with the Ad Hoc Committee at a subsequent meeting in late August. During the most recent meeting, the Ad Hoc raised questions about the City's current advertising practices to alert the public about City-owned housing unit availability. Presently, the City posts housing information on Craig's List, on the City's website, and on its physical bulletin board in City Hall. It was determined by City staff that further outreach and advertising of Vernon's City-owned housing would be feasible. As such, plans to develop a marketing campaign to advertise Vernon housing as a viable option for employees who work in the City are underway. The campaign would include banners and posters in high-traffic areas, targeting employees traveling to-and-from work through Vernon streets. Increased advertising will begin prior to the next housing lottery and any housing interest forms received by staff from Vernon workers will be noted.

Also discussed was the possibility of creating a second Ad Hoc Committee that would include members from both the BIC and the VHC, a combination of commissioners that could continue in-depth discussions regarding the need for a Business Priority in City-owned housing. This proposal would be presented to the BIC at its next meeting to assess interest. Feedback would be conveyed to the VHC at a proximate meeting.

The Ad Hoc is not prepared to recommend that the VHC take any action on the Business Priority at its September 9, 2020 meeting; however, the Ad Hoc will continue to work with staff to gather data and feedback from representatives in the business community with a collective goal to determine if there is a need for a Business Priority. Updates related to this pursuit will be shared with the VHC accordingly.

Fiscal Impact:

There is no fiscal impact associated with this report.

Attachments:

Vernon Housing Commission Agenda Item Report

Agenda Item No. COV-334-2020
Submitted by: Daniel Wall
Submitting Department: Public Works
Meeting Date: September 9, 2020

SUBJECT

City of Vernon Housing Unit Rental Rates

Recommendation:

Discuss rental rates for vacant units and provide direction to staff.

Background:

At its December 12, 2018 meeting, the Vernon Housing Commission adopted Resolution No. VHC-8 establishing a method for determining rents for vacant City-owned units (Attachment 1). As noted in the agenda item report from the December 12, 2018 VHC meeting (Attachment 2), this method uses the Small Area Fair Market Rents (SAFMRs) established by the United States Department of Housing and Urban Development (HUD) based on Zip Code to determine the initial rent that will be charged on vacant units (Attachment 3). SAFMRs are established once per year and are based on the number of bedrooms that in a unit without regard to the unit being a single family home or an apartment.

Prior to their participation in a housing lottery, potential tenants are informed of the monthly rent. In recent lotteries, interested parties at and near the top of the list have ultimately declined to rent the units resulting in delays in filling the vacant units. However, all units have ultimately been filled.

Current rental rates are:

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

Staff seeks direction from the Commission on what, if any, changes should be made to initial monthly rental rates.

Fiscal Impact:

There is no fiscal impact associated with this report. The fiscal impact of modifications to rental rates will be assessed by staff if/when direction is received from the VHC to change rental rates.

Attachments:

- [1. Resolution No. VHC-8](#)
- [2. VHC Agenda Item Report on Establishment of Rental Rates](#)
- [3. HUD 2020 SAFMR Rental Rates](#)

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".

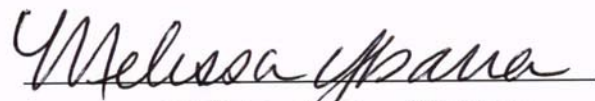
SECTION 5: Existing tenants moving into a unit with fewer bedrooms than the unit currently being occupied by the existing tenant or from a house to an apartment shall be excepted from the provisions

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.

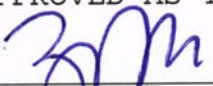

Name: Melissa A. Ybarra

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:

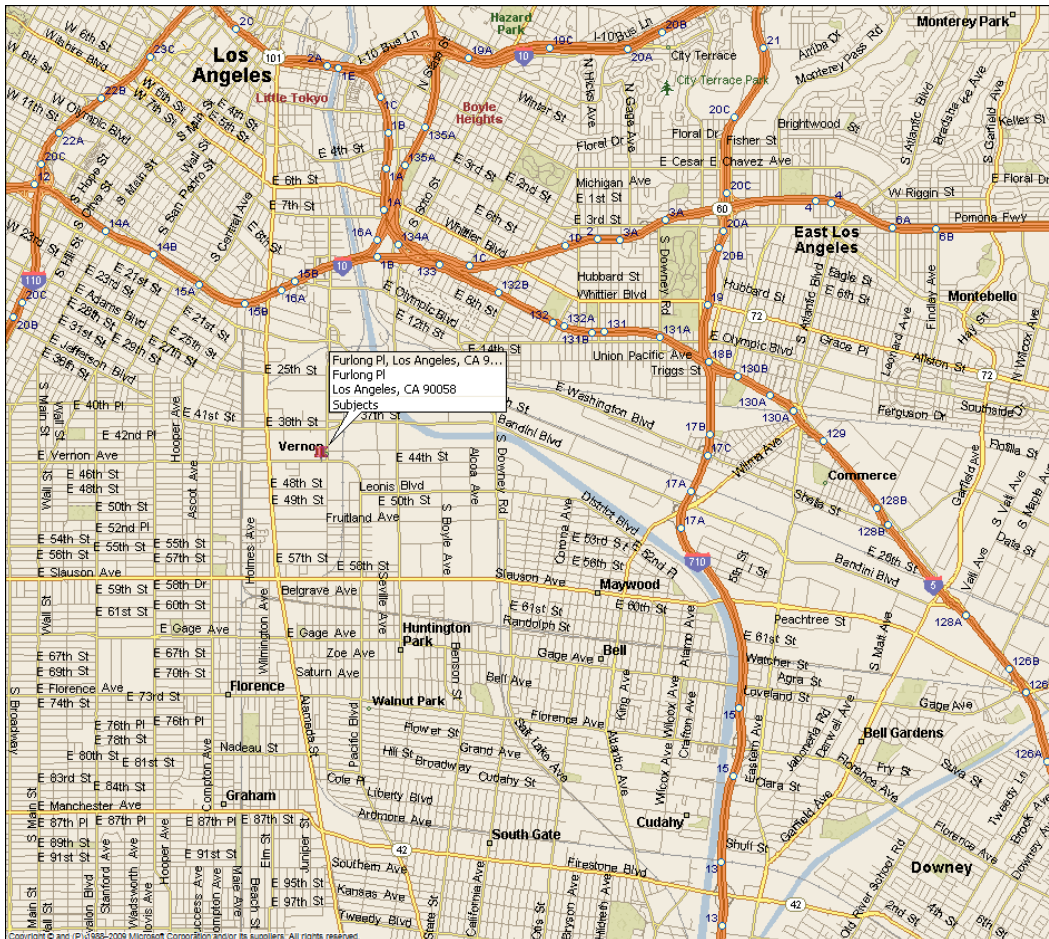
Owner and tenant are typically motivated;

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.	
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

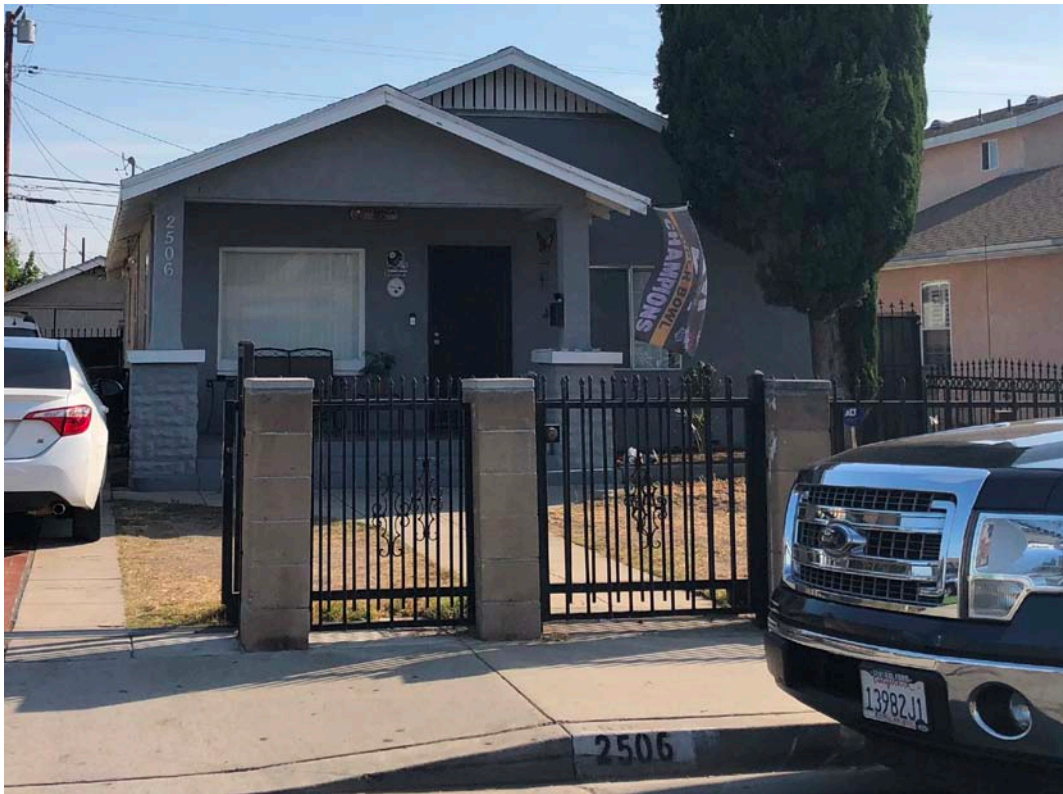


4325 Furlong Place, Vernon



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



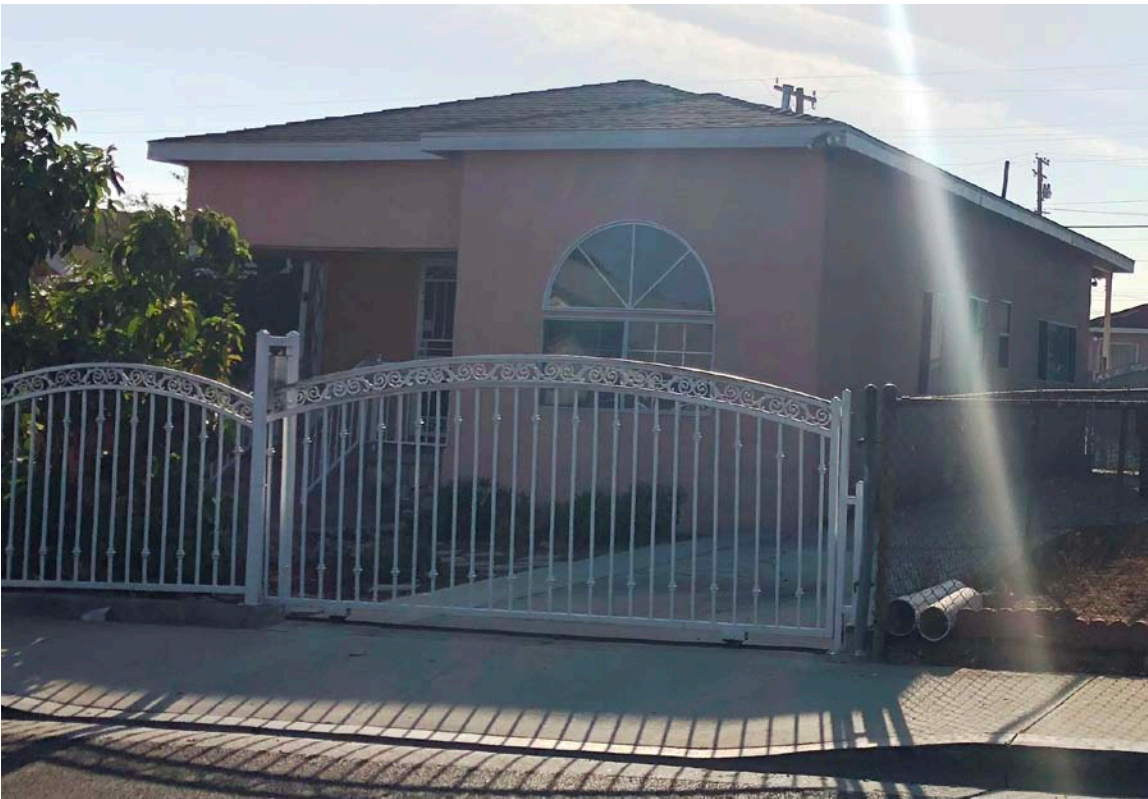
1226 S. La Verne Ave, Los Angeles



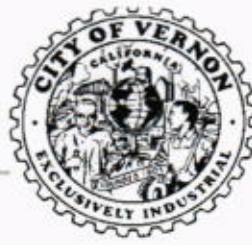
2434 E. 124th St, Compton



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

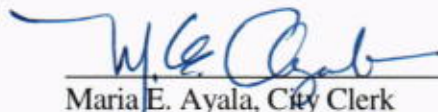
PROPOSED CEQA FINDING: Staff will recommend that the Vernon Housing Commission find that the proposed action is exempt under the California Environmental Quality Act ("CEQA") review because it is a continuing administrative activity that will not result in any direct or indirect changes in the environment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

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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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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

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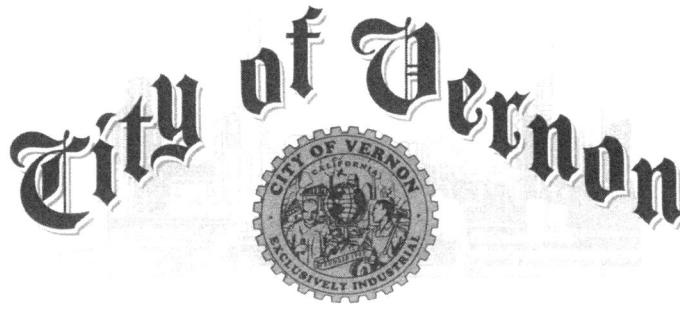
The hearing may be continued or adjourned or cancelled and rescheduled to a stated time and place without further notice of a public hearing.

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



FY2020 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	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90002	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90003	\$1,070	\$1,260	\$1,630	\$2,180	\$2,380
90004	\$1,330	\$1,570	\$2,030	\$2,710	\$2,960
90005	\$1,390	\$1,650	\$2,130	\$2,850	\$3,110
90006	\$1,140	\$1,360	\$1,750	\$2,340	\$2,560
90007	\$1,170	\$1,390	\$1,790	\$2,390	\$2,610
90008	\$1,110	\$1,310	\$1,690	\$2,260	\$2,470
90009	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90010	\$1,700	\$2,020	\$2,600	\$3,470	\$3,800
90011	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90012	\$1,160	\$1,370	\$1,770	\$2,370	\$2,590
90013	\$1,520	\$1,800	\$2,320	\$3,100	\$3,390
90014	\$1,830	\$2,170	\$2,800	\$3,740	\$4,090

**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
90015	\$1,180	\$1,400	\$1,810	\$2,420	\$2,640
90016	\$1,180	\$1,400	\$1,810	\$2,420	\$2,640
90017	\$1,320	\$1,570	\$2,020	\$2,700	\$2,950
90018	\$1,130	\$1,340	\$1,730	\$2,310	\$2,530
90019	\$1,290	\$1,540	\$1,980	\$2,650	\$2,890
90020	\$1,480	\$1,760	\$2,270	\$3,030	\$3,320
90021	\$1,280	\$1,510	\$1,950	\$2,610	\$2,850
90022	\$1,080	\$1,280	\$1,650	\$2,210	\$2,410
90023	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90024	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90025	\$1,900	\$2,260	\$2,910	\$3,890	\$4,250
90026	\$1,230	\$1,460	\$1,880	\$2,510	\$2,750
90027	\$1,490	\$1,770	\$2,280	\$3,050	\$3,330
90028	\$1,540	\$1,830	\$2,360	\$3,150	\$3,450
90029	\$1,210	\$1,430	\$1,850	\$2,470	\$2,700
90030	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90031	\$1,060	\$1,260	\$1,620	\$2,170	\$2,380
90032	\$1,100	\$1,300	\$1,680	\$2,250	\$2,450
90033	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90034	\$1,580	\$1,870	\$2,410	\$3,220	\$3,520
90035	\$1,750	\$2,070	\$2,670	\$3,570	\$3,900
90036	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90037	\$1,110	\$1,310	\$1,690	\$2,260	\$2,470
90038	\$1,370	\$1,630	\$2,100	\$2,810	\$3,070
90039	\$1,450	\$1,720	\$2,220	\$2,970	\$3,240
90040	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90041	\$1,330	\$1,570	\$2,030	\$2,710	\$2,960
90042	\$1,260	\$1,500	\$1,930	\$2,580	\$2,820

**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
90043	\$1,120	\$1,330	\$1,720	\$2,300	\$2,510
90044	\$1,060	\$1,260	\$1,620	\$2,170	\$2,380
90045	\$1,690	\$2,010	\$2,590	\$3,460	\$3,780
90046	\$1,670	\$1,990	\$2,560	\$3,420	\$3,740
90047	\$1,150	\$1,360	\$1,760	\$2,350	\$2,570
90048	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90049	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90050	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90051	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90053	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90054	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90055	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90056	\$1,500	\$1,780	\$2,290	\$3,060	\$3,340
90057	\$1,190	\$1,410	\$1,820	\$2,430	\$2,660
90058	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90059	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90060	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90061	\$1,110	\$1,310	\$1,690	\$2,260	\$2,470
90062	\$1,110	\$1,320	\$1,700	\$2,270	\$2,480
90063	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
90064	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90065	\$1,150	\$1,360	\$1,760	\$2,350	\$2,570
90066	\$1,630	\$1,930	\$2,490	\$3,330	\$3,640
90067	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90068	\$1,690	\$2,010	\$2,590	\$3,460	\$3,780
90069	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90070	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90071	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860

**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	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90073	\$1,910	\$2,270	\$2,920	\$3,910	\$4,270
90075	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90076	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90077	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90078	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90079	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90081	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90082	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90083	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90086	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90087	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90089	\$1,130	\$1,350	\$1,730	\$2,320	\$2,530
90090	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90091	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90093	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90094	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90095	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90201	\$1,110	\$1,320	\$1,700	\$2,270	\$2,480
90202	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90209	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90210	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90211	\$1,740	\$2,060	\$2,660	\$3,550	\$3,880
90212	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90213	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90220	\$1,080	\$1,280	\$1,650	\$2,210	\$2,410
90221	\$1,070	\$1,270	\$1,640	\$2,190	\$2,400
90222	\$1,140	\$1,360	\$1,750	\$2,340	\$2,560

**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
90223	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90224	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90230	\$1,650	\$1,950	\$2,520	\$3,370	\$3,680
90231	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90232	\$1,700	\$2,020	\$2,600	\$3,470	\$3,800
90239	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90240	\$1,400	\$1,660	\$2,140	\$2,860	\$3,130
90241	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90242	\$1,300	\$1,540	\$1,990	\$2,660	\$2,910
90245	\$1,670	\$1,990	\$2,560	\$3,420	\$3,740
90247	\$1,180	\$1,400	\$1,810	\$2,420	\$2,640
90248	\$1,170	\$1,390	\$1,790	\$2,390	\$2,610
90249	\$1,120	\$1,330	\$1,710	\$2,290	\$2,500
90250	\$1,200	\$1,420	\$1,830	\$2,450	\$2,670
90251	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90254	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90255	\$1,090	\$1,290	\$1,670	\$2,230	\$2,440
90260	\$1,310	\$1,560	\$2,010	\$2,690	\$2,940
90262	\$1,090	\$1,290	\$1,660	\$2,220	\$2,420
90263	\$1,920	\$2,270	\$2,930	\$3,920	\$4,290
90264	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90265	\$1,920	\$2,270	\$2,930	\$3,920	\$4,290
90266	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90267	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90270	\$1,090	\$1,290	\$1,660	\$2,220	\$2,420
90272	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90274	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90275	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280

**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
90277	\$1,820	\$2,160	\$2,790	\$3,730	\$4,070
90278	\$1,610	\$1,910	\$2,460	\$3,290	\$3,590
90280	\$1,110	\$1,320	\$1,700	\$2,270	\$2,480
90290	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90291	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90292	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90293	\$1,850	\$2,190	\$2,830	\$3,780	\$4,130
90294	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90295	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90296	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90301	\$1,190	\$1,410	\$1,820	\$2,430	\$2,660
90302	\$1,250	\$1,480	\$1,910	\$2,550	\$2,790
90303	\$1,140	\$1,360	\$1,750	\$2,340	\$2,560
90304	\$1,100	\$1,300	\$1,680	\$2,250	\$2,450
90305	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90306	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90307	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90308	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90309	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90310	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90401	\$1,790	\$2,120	\$2,740	\$3,660	\$4,000
90402	\$1,850	\$2,190	\$2,830	\$3,780	\$4,130
90403	\$1,870	\$2,220	\$2,860	\$3,820	\$4,180
90404	\$1,420	\$1,680	\$2,170	\$2,900	\$3,170
90405	\$1,640	\$1,950	\$2,510	\$3,350	\$3,670
90406	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90408	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90409	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860

**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
90501	\$1,310	\$1,550	\$2,000	\$2,670	\$2,920
90502	\$1,360	\$1,610	\$2,080	\$2,780	\$3,040
90503	\$1,620	\$1,920	\$2,480	\$3,310	\$3,620
90504	\$1,370	\$1,620	\$2,090	\$2,790	\$3,050
90505	\$1,620	\$1,920	\$2,480	\$3,310	\$3,620
90506	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90507	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90508	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90510	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90601	\$1,330	\$1,570	\$2,030	\$2,710	\$2,960
90602	\$1,240	\$1,470	\$1,890	\$2,530	\$2,760
90603	\$1,700	\$2,020	\$2,600	\$3,470	\$3,800
90604	\$1,300	\$1,540	\$1,990	\$2,660	\$2,910
90605	\$1,260	\$1,490	\$1,920	\$2,570	\$2,800
90606	\$1,310	\$1,550	\$2,000	\$2,670	\$2,920
90607	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90608	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90609	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90623	\$1,490	\$1,700	\$2,110	\$2,950	\$3,410
90630	\$1,480	\$1,690	\$2,100	\$2,940	\$3,390
90631	\$1,360	\$1,560	\$1,950	\$2,710	\$3,120
90637	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90638	\$1,640	\$1,940	\$2,510	\$3,350	\$3,670
90640	\$1,180	\$1,400	\$1,800	\$2,410	\$2,630
90650	\$1,310	\$1,550	\$2,000	\$2,670	\$2,920
90651	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90652	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90660	\$1,200	\$1,430	\$1,840	\$2,460	\$2,690

**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
90662	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90670	\$1,310	\$1,560	\$2,010	\$2,690	\$2,940
90701	\$1,390	\$1,650	\$2,130	\$2,850	\$3,110
90702	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90703	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
90704	\$1,390	\$1,650	\$2,130	\$2,850	\$3,110
90706	\$1,250	\$1,480	\$1,910	\$2,550	\$2,790
90707	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90710	\$1,110	\$1,320	\$1,700	\$2,270	\$2,480
90711	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90712	\$1,570	\$1,860	\$2,400	\$3,210	\$3,510
90713	\$1,840	\$2,190	\$2,820	\$3,770	\$4,120
90714	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90715	\$1,400	\$1,660	\$2,140	\$2,860	\$3,130
90716	\$1,240	\$1,470	\$1,890	\$2,530	\$2,760
90717	\$1,290	\$1,540	\$1,980	\$2,650	\$2,890
90723	\$1,220	\$1,440	\$1,860	\$2,490	\$2,720
90731	\$1,230	\$1,460	\$1,880	\$2,510	\$2,750
90732	\$1,810	\$2,150	\$2,770	\$3,700	\$4,050
90733	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90734	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90744	\$1,110	\$1,310	\$1,690	\$2,260	\$2,470
90745	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90746	\$1,600	\$1,900	\$2,450	\$3,270	\$3,580
90747	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90748	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90749	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90755	\$1,230	\$1,460	\$1,880	\$2,510	\$2,750

**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
90801	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90802	\$1,350	\$1,600	\$2,060	\$2,750	\$3,010
90803	\$1,690	\$2,010	\$2,590	\$3,460	\$3,780
90804	\$1,200	\$1,420	\$1,830	\$2,450	\$2,670
90805	\$1,130	\$1,340	\$1,730	\$2,310	\$2,530
90806	\$1,140	\$1,360	\$1,750	\$2,340	\$2,560
90807	\$1,370	\$1,620	\$2,090	\$2,790	\$3,050
90808	\$1,540	\$1,820	\$2,350	\$3,140	\$3,430
90809	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90810	\$1,110	\$1,310	\$1,690	\$2,260	\$2,470
90813	\$1,090	\$1,290	\$1,670	\$2,230	\$2,440
90814	\$1,350	\$1,600	\$2,060	\$2,750	\$3,010
90815	\$1,550	\$1,840	\$2,370	\$3,170	\$3,460
90822	\$1,530	\$1,810	\$2,330	\$3,120	\$3,410
90831	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90832	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
90853	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91001	\$1,510	\$1,790	\$2,310	\$3,090	\$3,370
91003	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91006	\$1,590	\$1,880	\$2,430	\$3,250	\$3,550
91007	\$1,380	\$1,640	\$2,110	\$2,820	\$3,080
91008	\$1,300	\$1,540	\$1,990	\$2,660	\$2,910
91009	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91010	\$1,440	\$1,710	\$2,200	\$2,940	\$3,210
91011	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91012	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91016	\$1,350	\$1,610	\$2,070	\$2,770	\$3,020
91017	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860

**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
91020	\$1,380	\$1,640	\$2,110	\$2,820	\$3,080
91021	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91023	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91024	\$1,460	\$1,730	\$2,230	\$2,980	\$3,260
91025	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91030	\$1,500	\$1,780	\$2,290	\$3,060	\$3,340
91031	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91040	\$1,340	\$1,590	\$2,050	\$2,740	\$2,990
91041	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91042	\$1,240	\$1,470	\$1,900	\$2,540	\$2,770
91043	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91046	\$1,090	\$1,290	\$1,670	\$2,230	\$2,440
91066	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91077	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91101	\$1,650	\$1,960	\$2,530	\$3,380	\$3,700
91102	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91103	\$1,240	\$1,470	\$1,900	\$2,540	\$2,770
91104	\$1,330	\$1,580	\$2,040	\$2,730	\$2,980
91105	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91106	\$1,560	\$1,850	\$2,390	\$3,190	\$3,490
91107	\$1,460	\$1,730	\$2,230	\$2,980	\$3,260
91108	\$1,430	\$1,690	\$2,190	\$2,920	\$3,190
91109	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91114	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91115	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91116	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91117	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91118	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860

**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
91201	\$1,460	\$1,740	\$2,240	\$2,990	\$3,270
91202	\$1,500	\$1,780	\$2,300	\$3,070	\$3,360
91203	\$1,430	\$1,690	\$2,180	\$2,910	\$3,180
91204	\$1,450	\$1,710	\$2,210	\$2,950	\$3,230
91205	\$1,390	\$1,650	\$2,130	\$2,850	\$3,110
91206	\$1,460	\$1,740	\$2,240	\$2,990	\$3,270
91207	\$1,480	\$1,760	\$2,270	\$3,030	\$3,320
91208	\$1,600	\$1,900	\$2,450	\$3,270	\$3,580
91209	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91210	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91214	\$1,670	\$1,980	\$2,550	\$3,410	\$3,720
91221	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91222	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91224	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91225	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91226	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91301	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91302	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91303	\$1,370	\$1,620	\$2,090	\$2,790	\$3,050
91304	\$1,350	\$1,600	\$2,060	\$2,750	\$3,010
91305	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91306	\$1,240	\$1,470	\$1,900	\$2,540	\$2,770
91307	\$1,910	\$2,270	\$2,930	\$3,930	\$4,320
91308	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91309	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91310	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91311	\$1,630	\$1,930	\$2,490	\$3,330	\$3,640
91313	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860

**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
91316	\$1,610	\$1,910	\$2,460	\$3,290	\$3,590
91321	\$1,370	\$1,620	\$2,090	\$2,790	\$3,050
91322	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91324	\$1,460	\$1,730	\$2,230	\$2,980	\$3,260
91325	\$1,410	\$1,670	\$2,160	\$2,890	\$3,150
91326	\$1,820	\$2,160	\$2,780	\$3,720	\$4,060
91327	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91328	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91330	\$1,440	\$1,710	\$2,210	\$2,950	\$3,220
91331	\$1,240	\$1,470	\$1,900	\$2,540	\$2,770
91333	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91334	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91335	\$1,370	\$1,630	\$2,100	\$2,810	\$3,070
91337	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91340	\$1,240	\$1,470	\$1,890	\$2,530	\$2,760
91341	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91342	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91343	\$1,210	\$1,430	\$1,850	\$2,470	\$2,700
91344	\$1,660	\$1,970	\$2,540	\$3,390	\$3,710
91345	\$1,460	\$1,740	\$2,240	\$2,990	\$3,270
91346	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91350	\$1,730	\$2,050	\$2,650	\$3,540	\$3,870
91351	\$1,520	\$1,800	\$2,320	\$3,100	\$3,390
91352	\$1,220	\$1,450	\$1,870	\$2,500	\$2,730
91353	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91354	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91355	\$1,770	\$2,100	\$2,710	\$3,620	\$3,960
91356	\$1,480	\$1,760	\$2,270	\$3,030	\$3,320

**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
91357	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91361	\$1,710	\$2,030	\$2,620	\$3,590	\$4,160
91362	\$1,530	\$1,820	\$2,350	\$3,270	\$3,900
91364	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91365	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91367	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91371	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91372	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91376	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91380	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91381	\$1,800	\$2,130	\$2,750	\$3,680	\$4,020
91384	\$1,310	\$1,560	\$2,010	\$2,690	\$2,940
91385	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91386	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91387	\$1,540	\$1,820	\$2,350	\$3,140	\$3,430
91390	\$1,760	\$2,090	\$2,690	\$3,590	\$3,930
91392	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91393	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91394	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91395	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91396	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91401	\$1,330	\$1,570	\$2,030	\$2,710	\$2,960
91402	\$1,260	\$1,490	\$1,920	\$2,570	\$2,800
91403	\$1,680	\$1,990	\$2,570	\$3,430	\$3,750
91404	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91405	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91406	\$1,290	\$1,540	\$1,980	\$2,650	\$2,890
91407	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860

**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
91408	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91409	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91411	\$1,380	\$1,640	\$2,110	\$2,820	\$3,080
91412	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91413	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91416	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91423	\$1,670	\$1,980	\$2,550	\$3,410	\$3,720
91426	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91436	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91501	\$1,540	\$1,820	\$2,350	\$3,140	\$3,430
91502	\$1,600	\$1,900	\$2,450	\$3,270	\$3,580
91503	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91504	\$1,530	\$1,810	\$2,340	\$3,130	\$3,420
91505	\$1,700	\$2,020	\$2,600	\$3,470	\$3,800
91506	\$1,370	\$1,620	\$2,090	\$2,790	\$3,050
91507	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91508	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91510	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91601	\$1,410	\$1,670	\$2,150	\$2,870	\$3,140
91602	\$1,640	\$1,950	\$2,510	\$3,350	\$3,670
91603	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91604	\$1,770	\$2,090	\$2,700	\$3,610	\$3,940
91605	\$1,190	\$1,410	\$1,820	\$2,430	\$2,660
91606	\$1,240	\$1,470	\$1,900	\$2,540	\$2,770
91607	\$1,430	\$1,700	\$2,190	\$2,930	\$3,200
91608	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91609	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91610	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860

**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
91614	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91615	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91617	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91702	\$1,260	\$1,490	\$1,920	\$2,570	\$2,800
91706	\$1,200	\$1,430	\$1,840	\$2,460	\$2,690
91709	\$1,310	\$1,540	\$1,930	\$2,680	\$3,320
91710	\$1,140	\$1,340	\$1,680	\$2,330	\$2,890
91711	\$1,450	\$1,720	\$2,220	\$2,970	\$3,240
91715	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91722	\$1,360	\$1,610	\$2,080	\$2,780	\$3,040
91723	\$1,260	\$1,500	\$1,930	\$2,580	\$2,820
91724	\$1,460	\$1,740	\$2,240	\$2,990	\$3,270
91731	\$1,090	\$1,290	\$1,670	\$2,230	\$2,440
91732	\$1,140	\$1,350	\$1,740	\$2,330	\$2,540
91733	\$1,110	\$1,310	\$1,690	\$2,260	\$2,470
91734	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91735	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91740	\$1,370	\$1,630	\$2,100	\$2,810	\$3,070
91741	\$1,620	\$1,920	\$2,470	\$3,300	\$3,610
91744	\$1,160	\$1,380	\$1,780	\$2,380	\$2,600
91745	\$1,370	\$1,630	\$2,100	\$2,810	\$3,070
91746	\$1,320	\$1,570	\$2,020	\$2,700	\$2,950
91747	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91748	\$1,260	\$1,500	\$1,930	\$2,580	\$2,820
91750	\$1,290	\$1,540	\$1,980	\$2,650	\$2,890
91754	\$1,200	\$1,430	\$1,840	\$2,460	\$2,690
91755	\$1,240	\$1,470	\$1,900	\$2,540	\$2,770
91759	\$1,150	\$1,360	\$1,720	\$2,350	\$2,780

**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
91765	\$1,850	\$2,190	\$2,830	\$3,780	\$4,130
91766	\$1,090	\$1,300	\$1,670	\$2,240	\$2,470
91767	\$1,140	\$1,360	\$1,750	\$2,340	\$2,560
91768	\$1,090	\$1,290	\$1,660	\$2,220	\$2,420
91769	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91770	\$1,140	\$1,350	\$1,740	\$2,330	\$2,540
91773	\$1,620	\$1,920	\$2,470	\$3,300	\$3,610
91775	\$1,330	\$1,570	\$2,030	\$2,710	\$2,960
91776	\$1,270	\$1,500	\$1,940	\$2,590	\$2,830
91778	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91780	\$1,240	\$1,470	\$1,900	\$2,540	\$2,770
91786	\$1,050	\$1,250	\$1,620	\$2,170	\$2,650
91788	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91789	\$1,920	\$2,270	\$2,930	\$3,920	\$4,280
91790	\$1,390	\$1,650	\$2,130	\$2,850	\$3,110
91791	\$1,370	\$1,630	\$2,100	\$2,810	\$3,070
91792	\$1,420	\$1,680	\$2,170	\$2,900	\$3,170
91793	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91801	\$1,280	\$1,510	\$1,950	\$2,610	\$2,850
91802	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
91803	\$1,230	\$1,460	\$1,880	\$2,510	\$2,750
92397	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93063	\$1,400	\$1,660	\$2,150	\$3,000	\$3,590
93243	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93510	\$1,690	\$2,000	\$2,580	\$3,450	\$3,770
93532	\$1,110	\$1,320	\$1,700	\$2,270	\$2,480
93534	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93535	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380

**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
93536	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93539	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
93543	\$1,310	\$1,550	\$2,000	\$2,670	\$2,920
93544	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93550	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93551	\$1,600	\$1,900	\$2,450	\$3,270	\$3,580
93552	\$1,480	\$1,750	\$2,260	\$3,020	\$3,300
93553	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93560	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93563	\$1,050	\$1,250	\$1,620	\$2,170	\$2,380
93584	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
93586	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
93590	\$1,280	\$1,520	\$1,960	\$2,620	\$2,860
93591	\$1,100	\$1,300	\$1,680	\$2,250	\$2,450

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