

May 2025

Dear Fiscal Officer:

**Subject: Price Factor and Population Information**

**Appropriations Limit**

California Revenue and Taxation Code Section 2227 requires the Department of Finance to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2025, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2025-26. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2025-26 appropriations limit. Attachment B provides the city and unincorporated county population percentage change along with the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

**Population Percent Change for Special Districts**

Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code Section 2228 provides additional information regarding the appropriations limit. Article XIII B, Section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The code section and the California Constitution can be accessed at the following website: <http://leginfo.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

**Population Certification**

The population certification program applies only to cities and counties. California Revenue and Taxation Code Section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2025.**

**Please Note:** The prior year's city population estimates may be revised. The per capita personal income change is based on historical data.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

JOE STEPHENSHAW  
Director  
By:

ERIKA LI  
Chief Deputy Director

Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2025-26 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2025-26	6.44

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2025-26 appropriation limit.

**2025-26:**

Per Capita Cost of Living Change = 6.44 percent  
Population Change = 0.28 percent

Per Capita Cost of Living converted to a ratio:  $\frac{6.44 + 100}{100} = 1.0644$

Population converted to a ratio:  $\frac{0.28 + 100}{100} = 1.0028$

Calculation of factor for FY 2025-26:  $1.0644 \times 1.0028 = 1.0674$



**OFFICE OF THE ASSESSOR  
COUNTY OF LOS ANGELES**

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LOS ANGELES, CALIFORNIA 90012-2770  
assessor.lacounty.gov  
1(888) 807-2111



April 9, 2025

Ms. Angela Melgar  
Finance Manager  
City of Vernon  
4305 Santa Fe Ave  
Vernon, CA 90058

Dear Ms. Melgar:

Your agency, the City of Vernon, in order to effect an adjustment of its Gann Limit, has requested that the Assessor's Office supply the percentage change in total assessed valuation for the city over that of the preceding year, due to nonresidential new construction.

For the City of Vernon, the 2024-2025 net change in nonresidential new construction, applicable to the 2025-2026 budget, is 5.82%.

If we can be of further service, please call Kevin Quon at (213) 974-4877.

Sincerely,

Kevin Quon  
Appraiser  
Quality Assurance

Enclosures

**COUNTY OF LOS ANGELES - OFFICE OF THE ASSESSOR**

**Proposition 111 Analysis**

Non-Residential New Construction (SE City Report) Current - 7/3/24		New Construction	Lesser Maintenance	Other Construction	Total New Construction
Commercial - Industrial	Authorizations	\$4,766,000	\$450,490	\$0	\$5,216,490
	Current	\$14,852,500	(\$6,470)	\$0	\$14,846,030
Other	Authorizations	(\$1,377,084)	\$0	\$0	(\$1,377,084)
	Current	\$0	\$0	\$0	\$0
Total New Construction		\$18,241,416	\$444,020	\$0	\$18,685,436
Add Fixtures (SV16 Report) Current - 7/18/24				\$842,278,075	
Less Fixtures (SV16 Report) Prior - 7/11/23				\$844,150,057	
Net Fixtures Adjustment					(\$1,871,982)
Net Increase in New Non-Res Construction from Prior Year					\$16,813,454
City Total (SV 16 Report)		Secured RE & PP Exemptions	Unsecured PP Exemption	Net Assessed Values	Total Assessed Values
Current Year - 7/18/24		\$4,487,970	\$49,472	\$8,223,230,429	\$8,227,767,871
Prior Year - 7/11/23		\$4,030,273	\$66,948	\$7,934,861,122	\$7,938,958,343
Net Increase in Local Assessment Roll From Prior Year					\$288,809,528
Percentage Increase Allowable = New Non-Res Growth / Total Roll Growth X 100					5.82%
Percentage Increase Allowable (without Fixtures)					6.47%

<b>YEAR</b>	<b>2024-2025</b>	<b>AGENCY</b>	<b>City of Vernon</b>	<b>AGENCY NO.</b>	<b>276.00</b>
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**FISCAL YEAR 2025-26**

**Attachment B**

**Annual Percent Change in Population Minus Exclusions\***

**January 1, 2024 to January 1, 2025 and Total Population January 1, 2025**

City	County	Percent Change 24-25	Population Minus Exclusions 1-1-24	Population Minus Exclusions 1-1-25	Total Population 1-1-25
Agoura Hills City	Los Angeles	-0.18	19,940	19,904	19,904
Alhambra City	Los Angeles	0.22	82,176	82,353	82,374
Arcadia City	Los Angeles	0.13	56,044	56,116	56,116
Artesia City	Los Angeles	1.33	16,060	16,273	16,359
Avalon City	Los Angeles	-0.12	3,387	3,383	3,383
Azusa City	Los Angeles	-1.50	49,736	48,988	48,988
Baldwin Park City	Los Angeles	0.23	70,685	70,848	70,848
Bell City	Los Angeles	-0.15	33,366	33,315	33,315
Bellflower City	Los Angeles	-0.32	76,902	76,656	76,656
Bell Gardens City	Los Angeles	0.09	38,438	38,471	38,471
Beverly Hills City	Los Angeles	-0.12	31,984	31,945	31,945
Bradbury City	Los Angeles	0.78	895	902	902
Burbank City	Los Angeles	0.29	105,842	106,146	106,146
Calabasas City	Los Angeles	-0.26	22,856	22,797	22,797
Carson City	Los Angeles	0.07	91,745	91,808	91,812
Cerritos City	Los Angeles	-0.28	48,005	47,871	47,871
Claremont City	Los Angeles	-0.02	37,305	37,299	37,299
Commerce City	Los Angeles	-0.32	12,185	12,146	12,146
Compton City	Los Angeles	-0.01	93,699	93,692	93,692
Covina City	Los Angeles	0.92	50,625	51,090	51,090
Cudahy City	Los Angeles	-0.34	22,208	22,132	22,132
Culver City	Los Angeles	0.16	40,340	40,403	40,403
Diamond Bar City	Los Angeles	-0.07	53,577	53,539	53,539
Downey City	Los Angeles	-0.02	111,891	111,871	111,871
Duarte City	Los Angeles	-0.22	23,798	23,746	23,746
El Monte City	Los Angeles	0.82	107,056	107,938	107,986
El Segundo City	Los Angeles	-0.11	16,976	16,958	16,983
Gardena City	Los Angeles	0.14	60,176	60,263	60,263
Glendale City	Los Angeles	0.26	191,706	192,212	192,212
Glendora City	Los Angeles	-0.07	51,289	51,254	51,254
Hawaiian Gardens City	Los Angeles	0.07	13,552	13,561	13,561
Hawthorne City	Los Angeles	-0.25	85,868	85,653	85,653
Hermosa Beach City	Los Angeles	-0.22	19,055	19,014	19,014
Hidden Hills City	Los Angeles	0.23	1,742	1,746	1,746
Huntington Park City	Los Angeles	-0.32	53,213	53,041	53,051
Industry City	Los Angeles	-0.23	432	431	431
Inglewood City	Los Angeles	-0.29	106,617	106,305	106,305
Irwindale City	Los Angeles	-0.07	1,510	1,509	1,509
La Canada Flintridge City	Los Angeles	0.05	20,149	20,160	20,160
La Habra Heights City	Los Angeles	-0.13	5,510	5,503	5,503
Lakewood City	Los Angeles	0.10	80,517	80,596	80,596
La Mirada City	Los Angeles	-0.17	48,315	48,233	48,233
Lancaster City	Los Angeles	1.62	170,661	173,424	177,768
La Puente City	Los Angeles	0.10	37,508	37,546	37,546
La Verne City	Los Angeles	0.59	32,111	32,300	32,300
Lawndale City	Los Angeles	-0.20	30,921	30,860	30,860
Lomita City	Los Angeles	0.04	20,398	20,407	20,407
Long Beach City	Los Angeles	0.44	460,230	462,246	462,561
Los Angeles City	Los Angeles	0.44	3,813,575	3,830,479	3,835,263
Lynwood City	Los Angeles	0.45	66,360	66,660	66,660
Malibu City	Los Angeles	-0.18	10,623	10,604	10,604
Manhattan Beach City	Los Angeles	-0.18	34,111	34,051	34,051
Maywood City	Los Angeles	-0.25	24,557	24,496	24,496
Monrovia City	Los Angeles	1.94	38,181	38,920	38,920
Montebello City	Los Angeles	0.79	62,243	62,732	62,732
Monterey Park City	Los Angeles	-0.13	59,342	59,262	59,269
Norwalk City	Los Angeles	-0.32	100,585	100,265	101,075
Palmdale City	Los Angeles	0.31	166,580	167,097	167,097
Palos Verdes Estates City	Los Angeles	-0.12	13,014	12,999	12,999
Paramount City	Los Angeles	-0.08	52,415	52,371	52,371
Pasadena City	Los Angeles	0.41	140,054	140,631	140,631
Pico Rivera City	Los Angeles	0.00	60,859	60,858	60,858

**FISCAL YEAR 2025-26****Attachment B****Annual Percent Change in Population Minus Exclusions\*****January 1, 2024 to January 1, 2025 and Total Population January 1, 2025**

<b>City</b>	<b>County</b>	<b>Percent Change 24-25</b>	<b>Population Minus Exclusions 1-1-24</b>	<b>Population Minus Exclusions 1-1-25</b>	<b>Total Population 1-1-25</b>
Pomona City	Los Angeles	0.68	152,005	153,042	153,042
Rancho Palos Verdes City	Los Angeles	-0.25	40,831	40,727	40,727
Redondo Beach City	Los Angeles	-0.33	68,319	68,091	68,091
Rolling Hills City	Los Angeles	0.24	1,673	1,677	1,677
Rolling Hills Estates City	Los Angeles	-0.14	8,557	8,545	8,545
Rosemead City	Los Angeles	0.41	50,296	50,501	50,501
San Dimas City	Los Angeles	-0.05	34,226	34,209	34,209
San Fernando City	Los Angeles	0.62	23,546	23,692	23,692
San Gabriel City	Los Angeles	1.00	38,569	38,953	38,953
San Marino City	Los Angeles	-0.09	12,341	12,330	12,330
Santa Clarita City	Los Angeles	0.35	231,573	232,377	232,377
Santa Fe Springs City	Los Angeles	0.90	18,341	18,506	18,680
Santa Monica City	Los Angeles	0.19	93,034	93,212	93,212
Sierra Madre City	Los Angeles	-0.30	10,903	10,870	10,870
Signal Hill City	Los Angeles	-0.31	11,457	11,421	11,421
South El Monte City	Los Angeles	-0.02	19,538	19,535	19,535
South Gate City	Los Angeles	0.08	92,883	92,955	92,955
South Pasadena City	Los Angeles	0.06	26,272	26,287	26,287
Temple City	Los Angeles	0.70	36,069	36,322	36,322
Torrance City	Los Angeles	-0.10	143,410	143,261	143,261
Vernon City	Los Angeles	-0.48	208	207	207
Walnut City	Los Angeles	0.74	28,008	28,214	28,214
West Covina City	Los Angeles	-0.21	109,657	109,428	109,428
West Hollywood City	Los Angeles	0.10	35,250	35,284	35,284
Westlake Village City	Los Angeles	-0.31	7,943	7,918	7,918
Whittier City	Los Angeles	0.03	87,820	87,850	87,850
Balance of County	Los Angeles	0.18	1,001,862	1,003,674	1,004,490
Incorporated	Los Angeles	0.31	8,834,429	8,861,693	8,872,321
<b>County Total</b>	<b>Los Angeles</b>	<b>0.30</b>	<b>9,836,291</b>	<b>9,865,367</b>	<b>9,876,811</b>

\*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.

## ALTERNATIVE ADJUSTMENT FACTORS

Under Proposition 111, there are two options available for each of the major adjustment factors.  
The values of these factors for the purpose of calculating the Gann Limit are as follows:

		FY 2024	FY 2025	FY 2026
<u>Price Factors:</u>				
(A)	Percent growth in State per Capita Personal Income: (Source: California Department of Finance)	4.44%	3.62%	6.44%
	<b>Price Factor A</b>	<b>1.0444</b>	<b>1.0362</b>	<b>1.0644</b>
(B)	Percent change in Assessed Valuation in new non-residential construction (Source: Los Angeles County Assessor's Office)	11.17	16.67	5.82
	<b>Price Factor B</b>	<b>1.1117</b>	<b>1.1667</b>	<b>1.0582</b>
<u>Population Factors:</u>				
(C)	Percentage growth in County Population (Source: California Department of Finance)	-0.75	0.05	0.30
	<b>Population Factor C</b>	<b>0.9925</b>	<b>1.0005</b>	<b>1.0030</b>
(D)	Percent growth in City Population (Source: California Department of Finance)	-0.97	-0.49	-0.48
	<b>Population Factor D</b>	<b>0.9903</b>	<b>0.9951</b>	<b>0.9952</b>

### Annual Adjustment Factors:

Based upon the actual data, the four alternative adjustment factors are as follows:

<b>A x C</b>	<b>1.03656700</b>	<b>1.03671810</b>	<b>1.06759320</b>
<b>A x D</b>	<b>1.03426932</b>	<b>1.03112262</b>	<b>1.05929088</b>
<b>B x C</b>	<b>1.10336225</b>	<b>1.16728335</b>	<b>1.06137460</b>
<b>B x D</b>	<b>1.10091651</b>	<b>1.16098317</b>	<b>1.05312064</b>

CITY OF VERNON

APPROPRIATION LIMIT UNDER PROPOSITION 4 AND  
SECTION 7901 OF THE GOVERNMENT CODE

2025-2026 APPROPRIATION LIMIT CALCULATION

2024-2025 Appropriation Limit 3,065,487,178

Per Capita Income change 6.44%

Los Angeles County population change 0.30 %

$1.0644 \times 1.0030 = 1.06759320$

2025-2026 Appropriation Limit

X 1.06759320  
3,272,693,266