Alex Vargas, Mayor
Alex Monteiro, Mayor Pro Tem
Angie Reyes English, Councilmember
Katrina Manning,Councilmember
Faye Johnson, Councilmember

Dayna S. Williams-Hunter, City Clerk
Marie Poindexter-Hornback, City Treasurer

CITY OF HAWTHORNE
CITY COUNCIL REGULAR MEETING
AGENDA FOR MARCH 24, 2026 6:00 PM
COUNCIL CHAMBER AT CITY HALL
4455 W. 126th STREET, HAWTHORNE, CALIFORNIA

MEETING INFORMATION

IF YOU ARE AN INDIVIDUAL WITH A DISABILITY AND NEED REASONABLE ACCOMMODATION OR MODIFICATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) PLEASE CONTACT THE CITY CLERK DEPARTMENT AT CITYCLERK@CITYOFHAWTHORNE.ORG OR CALL (310) 349-2915 PRIOR TO THE MEETING FOR ASSISTANCE.

THE MEETING IS SHOWN LIVE ON CABLE CHANNEL 22, AND WILL BE REBROADCAST AS PART OF THE REGULAR CITY COUNCIL, SUCCESSOR AGENCY, AND RELATED MEETINGS ACCORDING TO THE PUBLISHED CABLE SCHEDULE OF PROGRAMS. IT SHALL ALSO BE BROADCAST LIVE AND BE MADE AVAILABLE THEREAFTER ON THE CITY OF HAWTHORNE'S WEBSITE:

MEETING VIDEO

Or online on YouTube by searching for Hawthorne Community Television

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THE AGENDA, STAFF REPORTS AND ATTACHMENTS ARE AVAILABLE ONLINE AT AGENDA, STAFF REPORTS, ATTACHMENTS AND THEN SELECTING THE DESIRED MEETING. MEMBERS OF THE PUBLIC MAY INSPECT (AT NO COST) AND/OR OBTAIN COPIES (UPON PAYMENT OF THE CITY'S CURRENT COPYING FEE) OF ANY REGULAR SESSION ITEM BY CONTACTING THE CITY CLERK DEPARTMENT AT CITY HALL VIA TELEPHONE (310) 349-2915 OR EMAIL CITYCLERK@CITYOFHAWTHORNE.ORG

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Centinela Valley Union High School District Board (President Hugo M. Rojas II and Superintendent Dr. Stephen Nellman) -- (A. Monteiro)
2. Fair Housing Month (April) -- (A. Monteiro)
3. Deckard Technologies - Short Term Rentals -- (K. Manning)
4. Recognizing City of Hawthorne Media Division -- (K. Manning)

PUBLIC COMMENTS

PUBLIC COMMENT INSTRUCTIONS

ANY PERSON DESIRING TO ADDRESS THE CITY COUNCIL AND PARKING AUTHORITY SHOULD COMPLETE A SPEAKER REQUEST CARD AND SUBMIT THE CARD TO THE CITY CLERK/SECRETARY PRIOR TO THE COMMENCEMENT OF THE CITY COUNCIL, PARKING AUTHORITY AND HOUSING AUTHORITY MEETING. AFTER OBTAINING PERMISSION TO PROCEED BY THE PRESIDING OFFICER SPEAKERS SHOULD FIRST STATE THEIR FULL NAME AND ADDRESS FOR THE RECORD. THEY THEN SHALL STATE THEIR BUSINESS

FOR ALL GOVERNING BODIES BRIEFLY AND COMPLETELY AND UNLESS GRANTED FURTHER TIME BY A GOVERNING BODY SHALL LIMIT THEIR ADDRESS TO THREE MINUTES. THE THREE-MINUTE LIMIT SHALL INCLUDE GOVERNING BODY OR STAFF RESPONSES, IF ANY, TO QUERIES POSED BY SPEAKERS. HOWEVER, THE STATE OPEN MEETINGS LAW (GOVERNMENT CODE SECTION 54950 ET SEQ.) PROHIBITS THE CITY COUNCIL FROM PROVIDING A DETAILED RESPONSE OR ACTING UPON ANY ITEM NOT CONTAINED ON THE AGENDA POSTED 72 HOURS BEFORE A REGULAR MEETING AND 24 HOURS BEFORE A SPECIAL MEETING. ALL REMARKS SHALL BE ADDRESSED TO THE GOVERNING BODIES AS A BODY AND NOT TO ANY PARTICULAR MEMBER THEREOF. THE GOVERNING BODY MAY EITHER DISPOSE OF THE COMMUNICATION AT THE CLOSE THEREOF OR MAY REFER IT TO AN APPROPRIATE ADMINISTRATIVE OFFICER FOR STUDY, INVESTIGATION, REPORT, AND/OR RECOMMENDATION. DISCUSSION, IF ANY, SHALL BE BY MEMBERS OF A GOVERNING BODY ONLY. (H.M.C. 2.06.180, RESO. NO. 6443)

CITY CLERK'S CONSENT CALENDAR

5. The Finance Department requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 03/11/2026 to 03/24/2026 for a total of $6,000,084.58.

6. Approval of City Council meeting minutes for the regular meetings of March 10, 2026. Motion to approve minutes.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meeting minutes of March 10, 2026.

7. Approval of waiver of full readings of resolutions and ordinances on Tuesday, March 24, 2026's agenda. Motion to waive full readings.

RESOLUTIONS

8. Resolution No. 8591 -- A Resolution of the City Council of the City of Hawthorne, California Approving a Third Amendment to the Professional Services Agreement with Citiguard Inc.

RECOMMENDED MOTION:
1. Approve the third amendment to the Professional Services Agreement with Citiguard for the period of one year from 3/14/2026 to 3/14/2027 to provide security services for the Bridge of Hope Community Housing (BHCH) site.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the Fiscal Year 2026-2027 Professional Services Agreement with Citiguard.

3. Authorize the Department of Finance to establish a blanket purchase order for Citiguard not to exceed $237,961 in administrative fees.

ORDINANCES

BIDS: OPENINGS & RESULTS

9. Bid opening for Moneta Gardens Improvement Project (Project # 22-08).

RECOMMENDED MOTION:

Staff recommends opening bids for Moneta Gardens Improvement Project (Project # 22-08).

PUBLIC HEARINGS

GENERAL MATTERS

CITY MANAGER'S CONSENT CALENDAR

10. Annual Progress Reports for the General Plan and Housing Element for 2025.

RECOMMENDED MOTION:
Approve the 2025 Annual Progress Reports (APR) for the General Plan and Housing Element so that they may be submitted to the appropriate state offices by the deadline of April 1, 2026.

11. Housing Successor Agency Report for Fiscal Year Ending 2024-25.

RECOMMENDED MOTION:
Staff recommends that the City Council receive and file the City of Hawthorne Housing Successor Agency Annual Report for Fiscal Year 2024-25.

12. Approval of a Grant Agreement with the California Department of Transportation (Caltrans) for the Clean California Local Grant Program.

RECOMMENDED MOTION:
Staff recommends approving the grant agreement and authorizing the City Manager to execute the agreement and all related documents as necessary.

13. Voluntary Transient Occupancy Tax Agreement between the City of Hawthorne (City) and Airbnb, Inc.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Voluntary Collection Agreement with Airbnb, Inc. and authorize the City Manager to Execute the Agreement and make any minor changes, if necessary.

14. Award of Water System Operations and Maintenance Agreement to Water Workforce and Authorization for the City Manager to Negotiate and Execute Agreement.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the selection of Water Workforce for operation and Maintenance of the City's municipal water system and authorize the City Manager to negotiate and execute an agreement, subject to City Attorney approval.

15. First Amendment to the Consultant Agreement for Labor Compliance Monitoring Services ("First Amendment") between the City of Hawthorne ("City") and LDM Associates, Inc. ("Consultant").

RECOMMENDED MOTION:
Staff recommends that the City Council approve this First Amendment and authorize the City Manager or his designee to execute the First Amendment to the Consultant Agreement.

16. Hawthorne Housing Rehabilitation 2026 Phase II (City Project #26-11) -- Out to Bid.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of Public Works to advertise for construction bids with a return date of May 12th, 2026.

17. Progress Payment #12 in the amount of $796,124.92 due to PCN3 Inc of Los Alamitos, CA for City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #12 and all change orders associated with this progress payment to PCN3 Inc of Los Alamitos, CA

CITY ATTORNEY'S CONSENT CALENDAR

DISCUSSION ITEMS

18. Exhibit A -- List of Organizations for City Council Stipend Donations for Review -- A. Monteiro

19. Adding Sanctuary of Hope and Ramona Elementary School PTA Board to Exhibit A Resolution 8434 for Stipend Donations - K. Manning

20. Non-City-Owned Underutilized Parking Areas in the City -- A. Reyes English

ELECTED OFFICIALS REPORTS

COUNCIL DIRECTIVES

CLOSED SESSION

ADJOURNMENT

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF HAWTHORNE)

I, **DIANA CUCALON**, Deputy City Clerk for the City of Hawthorne, certify that a true and correct copy of the foregoing City Council Meeting Agenda was posted not less than 72 hours before the City Council Meeting to be held on Tuesday, March 24, 2026.

Diana Cucalon

DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK

AGENDA ITEM NO. 1.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Manager

SUBJECT:
Centinela Valley Union High School District Board (President Hugo M. Rojas II and Superintendent Dr. Stephen Nellman) -- (A. Monteiro)

AGENDA ITEM NO. 2.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Manager

SUBJECT:
Fair Housing Month (April) -- (A. Monteiro)

AGENDA ITEM NO. 3.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Manager

SUBJECT:
Deckard Technologies - Short Term Rentals -- (K. Manning)

AGENDA ITEM NO. 4.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Manager

SUBJECT:
Recognizing City of Hawthorne Media Division -- (K. Manning)

AGENDA ITEM NO. 5.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:
The Finance Department requests approval of the warrants. Motion to approve the warrants.

RECOMMENDED MOTION:
Staff Recommends that the City Council approve the warrants issued for the period of 03/11/2026 to 03/24/2026 for a total of $6,000,084.58.

DISCUSSION:
Staff plans to issue checks to the vendors that provide goods and services to the City of Hawthorne.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Develop and implement clear, business-friendly methods of communicating useful and helpful information to vendors

FISCAL IMPACT:
None. Funds for these payments of the amount of $6,000,084.58 are available in the adopted Fiscal Year 2025-2026 budget.

Description of Warrants	**Amount**
Payroll City Warrants	$ 971,635.80
General City Warrants	$ 4,011,938.85
Housing Warrants	$ 972,035.64
Asset Forfeiture Warrants	$ 44,474.29
Grand Total	**$ 6,000,084.58**

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Council Warrants 03/24/26

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 24, 2026

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Payroll City Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
3/12/26	41648	41961	PAYROLL	6,994.94
3/12/26	196833	196835	PAYROLL	964,640.86
*** Emergency Issue - for ratification only**				971,635.80

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 24, 2026

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following General City Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
3/10/26	494161	494163	CITY - SPECIAL	750.00
3/12/26	494164	494181	DEBT LEVIES	25,304.69
3/24/26	494182	494190	UTILITIES	161,154.12
3/24/26	494218	494406	CITY	3,824,730.04
				4,011,938.85

*** Emergency Issue - for ratification only**

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: C031026S TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124736	ANOINTED FEET DANCE SCHOOL								
	118741	02/24/26		494161	P	03/10/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	250.00
	INVOICE: Stipend_KM 022426								
	VENDOR TOTALS		.00 YTD INVOICED				250.00 YTD PAID		250.00
123576	HOLLY PARK LITTLE LEAGUE								
	118744	02/24/26		494162	P	03/10/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	250.00
	INVOICE: Stipend_KM 022426								
	VENDOR TOTALS		.00 YTD INVOICED				250.00 YTD PAID		250.00
121517	NEW STAR FAMILY JUSTICE CENTER								
	118745	02/24/26		494163	P	03/10/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	250.00
	INVOICE: Stipend_KM 022426								
	VENDOR TOTALS		.00 YTD INVOICED				19,365.83 YTD PAID		250.00
								REPORT TOTALS	750.00

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	3	750.00

** END OF REPORT - Generated by Shuntell Dixon **

PAID INVOICES REPORT

CHECK: DL031226 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT								
	119743	03/12/26		494164	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE: 2026-7								
	VENDOR TOTALS		2,112.90 YTD INVOICED				13,381.70 YTD PAID		704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	119740	03/12/26		494165	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE: 2026-7								
	VENDOR TOTALS		775.38 YTD INVOICED				4,910.74 YTD PAID		258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	119741	03/12/26		494166	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE: 2026-7								
	VENDOR TOTALS		426.45 YTD INVOICED				2,700.85 YTD PAID		142.15
124677	CA. STATE DISBURSEMENT UNIT								
	119748	03/12/26		494167	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	256.73
	INVOICE: 2026-7								
	VENDOR TOTALS		.00 YTD INVOICED				1,283.65 YTD PAID		256.73
124678	CA. STATE DISBURSEMENT UNIT								
	119749	03/12/26		494168	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	200.30
	INVOICE: 2026-7								
	VENDOR TOTALS		.00 YTD INVOICED				1,001.50 YTD PAID		200.30
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	119742	03/12/26		494169	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE: 2026-7								
	VENDOR TOTALS		1,600.59 YTD INVOICED				10,137.07 YTD PAID		533.53
124612	FRANCHISE TAX BOARD								
	119745	03/12/26		494172	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	110.82
	INVOICE: 2026-7								
	VENDOR TOTALS		.00 YTD INVOICED				1,108.20 YTD PAID		110.82
121291	FRANCHISE TAX BOARD								
	119746	03/12/26		494170	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	200.00
	INVOICE: 2026-7								
	VENDOR TOTALS		.00 YTD INVOICED				1,400.00 YTD PAID		200.00
123629	FRANCHISE TAX BOARD								
	119747	03/12/26		494171	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE: 2026-7								

PAID INVOICES REPORT

CHECK: DL031226 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		99.43 YTD INVOICED				899.43 YTD PAID		100.00
4	H.M.E.A.								
	119734	03/12/26		494173	P	03/12/26 960	21600	ACCRUED WAGES PAYABLE	1,600.00
	INVOICE: 2026-7								
	VENDOR TOTALS		4,660.00 YTD INVOICED				30,580.00 YTD PAID		1,600.00
99379	HAWTHORNE EXECUTIVE GROUP								
	119732	03/12/26		494174	P	03/12/26 960	21600	ACCRUED WAGES PAYABLE	560.00
	INVOICE: 2026-7								
	VENDOR TOTALS		1,320.00 YTD INVOICED				9,200.00 YTD PAID		560.00
124425	HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)								
	119738	03/12/26		494175	P	03/12/26 960	21600	ACCRUED WAGES PAYABLE	1,520.00
	INVOICE: 2026-7								
	VENDOR TOTALS		3,960.00 YTD INVOICED				26,240.00 YTD PAID		1,520.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	119735	03/12/26		494176	P	03/12/26 960	21600	ACCRUED WAGES PAYABLE	6,299.50
	INVOICE: 2026-7A								
	119736	03/12/26		494176	P	03/12/26 960	21600	ACCRUED WAGES PAYABLE	680.00
	INVOICE: 2026-7B								
	119737	03/12/26		494176	P	03/12/26 960	21640	ADDITIONAL INS LIABILITY	3,813.29
	INVOICE: 2026-7C								
	VENDOR TOTALS		27,289.71 YTD INVOICED				198,530.75 YTD PAID		10,792.79
124732	LOS ANGELES COUNTY SHERIFF'S DEPARTMENT								
	119750	03/12/26		494177	P	03/12/26 960	21630	GARNISHMENTS LIABILITY	544.14
	INVOICE: 2026-7								
	VENDOR TOTALS		.00 YTD INVOICED				544.14 YTD PAID		544.14
115178	PRE PAID LEGAL SERVICES, INC.								
	119739	03/12/26		494178	P	03/12/26 960	21640	ADDITIONAL INS LIABILITY	207.87
	INVOICE: 2026-7								
	VENDOR TOTALS		525.63 YTD INVOICED				3,305.99 YTD PAID		207.87
113121	TOTAL ADMINISTRATION SVCS CORP								
	119751	03/12/26		494179	P	03/12/26 960	21640	ADDITIONAL INS LIABILITY	1,067.30
	INVOICE: 2026-7A								
	119753	03/12/26		494179	P	03/12/26 960	21640	ADDITIONAL INS LIABILITY	4,774.98
	INVOICE: 2026-7B								
	VENDOR TOTALS		12,035.79 YTD INVOICED				89,425.16 YTD PAID		5,842.28

PAID INVOICES REPORT

CHECK: DL031226 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
103511	U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
	119755	03/12/26		494180	P	03/12/26	960 20270	PARS LIABILITY	1,292.75
	INVOICE: 2026-7A								
	119756	03/12/26		494180	P	03/12/26	960 20270	PARS LIABILITY	323.19
	INVOICE: 2026-7B								
	VENDOR TOTALS	12,049.44 YTD INVOICED					39,305.68 YTD PAID		1,615.94
123240	VILLEGAS, ALBA								
	119744	03/12/26		494181	P	03/12/26	960 21630	GARNISHMENTS LIABILITY	115.38
	INVOICE: 2026-7								
	VENDOR TOTALS	346.14 YTD INVOICED					2,192.22 YTD PAID		115.38
								REPORT TOTALS	25,304.69

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	18	25,304.69

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: UT032426 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
115390	A T & T MOBILITY								
	118748	02/23/26		494182	P	03/24/26	10001221 43054	TELEPHONE	252.24
	INVOICE: FB287311965804								
	VENDOR TOTALS		.00 YTD INVOICED				1,908.32 YTD PAID		252.24
15960	AT&T								
	118749	02/07/26		494183	P	03/24/26	10001222 43054	TELEPHONE	31.89
	INVOICE: FB3348410068								
	118750	02/07/26		494183	P	03/24/26	10041050 43054	TELEPHONE	32.14
	INVOICE: FB3348410060								
	118751	02/07/26		494183	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	62.63
	INVOICE: FB3348410059								
	118752	02/07/26		494183	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	31.89
	INVOICE: FB3348410058								
	VENDOR TOTALS		188.47 YTD INVOICED				1,734.24 YTD PAID		158.55
115783	AT&T								
	118753	02/12/26		494184	P	03/24/26	10001222 43054	TELEPHONE	615.73
	INVOICE: FB9391036076								
	118754	02/12/26		494184	P	03/24/26	10001222 43054	TELEPHONE	493.45
	INVOICE: FB9391036095								
	118755	02/10/26		494184	P	03/24/26	10001222 43054	TELEPHONE	133.95
	INVOICE: FB9391053669								
	118756	02/10/26		494184	P	03/24/26	10001222 43054	TELEPHONE	156.45
	INVOICE: FB9391053668								
	118757	02/07/26		494184	P	03/24/26	10001222 43054	TELEPHONE	98.33
	INVOICE: FB9391031545								
	118758	02/07/26		494184	P	03/24/26	10001222 43054	TELEPHONE	31.87
	INVOICE: FB9391026284								
	118759	02/07/26		494184	P	03/24/26	10001222 43054	TELEPHONE	31.52
	INVOICE: FB9391026320								
	118760	02/12/26		494184	P	03/24/26	10001222 43054	TELEPHONE	91.20
	INVOICE: FB9391026281								
	118761	02/12/26		494184	P	03/24/26	10001222 43054	TELEPHONE	31.44
	INVOICE: FB9391026282								
	118762	02/20/26		494184	P	03/24/26	10001222 43054	TELEPHONE	510.71
	INVOICE: FB9391026341								
	118764	02/13/26		494184	P	03/24/26	10001222 43054	TELEPHONE	83.86
	INVOICE: FB9391031541								
	118765	02/20/26		494184	P	03/24/26	10001222 43054	TELEPHONE	66.06
	INVOICE: FB9391031544								
	118766	02/20/26		494184	P	03/24/26	10001222 43054	TELEPHONE	66.06
	INVOICE: FB9391031546								
	118767	02/20/26		494184	P	03/24/26	10001222 43054	TELEPHONE	140.68
	INVOICE: FB9391031543								
	VENDOR TOTALS		.00 YTD INVOICED				34,242.62 YTD PAID		2,551.31
15960	AT&T								

PAID INVOICES REPORT

CHECK: UT032426 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	119786	03/01/26		494183	P	03/24/26	10041050 43054	TELEPHONE	31.97
	INVOICE:	MA3348410061							
	VENDOR TOTALS		188.47 YTD INVOICED				1,734.24 YTD PAID		31.97
115783	AT&T								
	119789	02/27/26		494184	P	03/24/26	10001222 43054	TELEPHONE	31.73
	INVOICE:	FB9391026325							
	119791	02/27/26		494184	P	03/24/26	10001222 43054	TELEPHONE	101.57
	INVOICE:	FB9391026316							
	119792	03/01/26		494184	P	03/24/26	10001222 43054	TELEPHONE	63.64
	INVOICE:	MA9391026345							
	119794	03/01/26		494184	P	03/24/26	10001222 43054	TELEPHONE	85.94
	INVOICE:	MA9391026293							
	119795	03/01/26		494184	P	03/24/26	10001222 43054	TELEPHONE	254.68
	INVOICE:	MA9391026291							
	119796	03/01/26		494184	P	03/24/26	10001222 43054	TELEPHONE	31.82
	INVOICE:	MA9391026278							
	119797	02/27/26		494184	P	03/24/26	10001222 43054	TELEPHONE	464.54
	INVOICE:	FB9391057056							
	VENDOR TOTALS		.00 YTD INVOICED				34,242.62 YTD PAID		1,033.92
103177	CALIFORNIA WATER SERVICE								
	118769	02/18/26		494185	P	03/24/26	22041060 45444	UTILITIES	42.56
	INVOICE:	FB3357207262							
	118770	02/18/26		494185	P	03/24/26	10011500 45154	GENERAL EXPENSE	26.92
	INVOICE:	FB9004264798							
	118771	02/18/26		494185	P	03/24/26	46847150 45444	UTILITIES	112.09
	INVOICE:	FB8816940090							
	118773	02/23/26		494185	P	03/24/26	22041060 45444	UTILITIES	156.42
	INVOICE:	FB0866316861							
	118774	02/19/26		494185	P	03/24/26	10061100 45444	UTILITIES	342.56
	INVOICE:	FB5297758587							
	118775	02/13/26		494185	P	03/24/26	22041060 45444	UTILITIES	490.69
	INVOICE:	FB2207311111							
	118776	02/13/26		494185	P	03/24/26	22041060 45444	UTILITIES	148.09
	INVOICE:	FB3089311111							
	118777	02/13/26		494185	P	03/24/26	10061100 45444	UTILITIES	108.92
	INVOICE:	FB6395574084							
	118778	02/13/26		494185	P	03/24/26	22041060 45444	UTILITIES	422.39
	INVOICE:	FB9379311111							
	118779	02/17/26		494185	P	03/24/26	46615731 45444	UTILITIES	501.97
	INVOICE:	FB7858758946							
	118780	02/13/26		494185	P	03/24/26	10061100 45444	UTILITIES	139.95
	INVOICE:	FB8717030744							
	118781	02/13/26		494185	P	03/24/26	10061100 45444	UTILITIES	52.05
	INVOICE:	FB1072582226							
	118782	02/13/26		494185	P	03/24/26	10061100 45444	UTILITIES	54.78
	INVOICE:	FB4031446452							
	118783	02/17/26		494185	P	03/24/26	46715732 45444	UTILITIES	210.36

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: FB4046764921								
	118784	02/17/26		494185	P	03/24/26	10061100 45444	UTILITIES	1,181.61
	INVOICE: FB9056440300								
	118864	05/15/24		494185	P	03/24/26	10061100 45444	UTILITIES	128.84
	INVOICE: MY8717030744								
	119798	03/02/26		494185	P	03/24/26	46615731 45444	UTILITIES	76.00
	INVOICE: MA9309482003								
	119799	03/02/26		494185	P	03/24/26	10061100 45444	UTILITIES	490.69
	INVOICE: MA3406289008								
	119800	02/27/26		494185	P	03/24/26	22041060 45444	UTILITIES	52.17
	INVOICE: FB3124149340								
	119801	02/27/26		494185	P	03/24/26	22041060 45444	UTILITIES	290.44
	INVOICE: FB8639925174								
	119816	02/27/26		494185	P	03/24/26	10001221 45444	UTILITIES	367.15
	INVOICE: FB5612411111								
	119816	02/27/26		494185	P	03/24/26	10041050 45444	UTILITIES	912.57
	INVOICE: FB5612411111								
	119816	02/27/26		494185	P	03/24/26	10061100 45444	UTILITIES	8,426.40
	INVOICE: FB5612411111								
	119816	02/27/26		494185	P	03/24/26	22041060 45444	UTILITIES	267.12
	INVOICE: FB5612411111								
	119816	02/27/26		494185	P	03/24/26	52035030 45444	UTILITIES	207.98
	INVOICE: FB5612411111								
	119816	02/27/26		494185	P	03/24/26	60031030 45444	UTILITIES	89.03
	INVOICE: FB5612411111								
	119816	02/27/26		494185	P	03/24/26	46447150 45444	UTILITIES	728.66
	INVOICE: FB5612411111								
	VENDOR TOTALS		74.32 YTD INVOICED				263,720.21 YTD PAID		16,028.41
18100	GOLDEN STATE WATER CO.								
	118785	02/09/26		494186	P	03/24/26	22041060 45444	UTILITIES	82.21
	INVOICE: FB70019046005								
	118788	02/09/26		494186	P	03/24/26	10061100 45444	UTILITIES	147.18
	INVOICE: FB53247400004								
	118789	02/06/26		494186	P	03/24/26	10061100 45444	UTILITIES	120.59
	INVOICE: FB78588300000								
	118791	02/06/26		494186	P	03/24/26	22041060 45444	UTILITIES	480.97
	INVOICE: FB70946300004								
	118792	02/06/26		494186	P	03/24/26	22041060 45444	UTILITIES	465.35
	INVOICE: FB80946300003								
	118796	02/06/26		494186	P	03/24/26	10061100 45444	UTILITIES	300.26
	INVOICE: FB79588300008								
	118797	02/12/26		494186	P	03/24/26	10061100 45444	UTILITIES	465.35
	INVOICE: FB87617300006								
	118799	02/11/26		494186	P	03/24/26	10061100 45444	UTILITIES	1,812.93
	INVOICE: FB77537000000								
	118800	02/11/26		494186	P	03/24/26	10061100 45444	UTILITIES	491.87
	INVOICE: FB82920958939								
	118802	02/11/26		494186	P	03/24/26	32420030 41144	PHLA PROJECT	330.90
	INVOICE: FB77948662174								

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	119802	03/04/26		494186	P	03/24/26	10061100 45444	UTILITIES	1,020.02
	INVOICE: MA31438000007								
	119851	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	57.55
	INVOICE: MA88950300009								
	119852	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	497.62
	INVOICE: MA62719000002								
	119853	03/05/26		494186	P	03/24/26	22041060 45444	UTILITIES	212.04
	INVOICE: MA53542320113								
	119854	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	57.55
	INVOICE: MA29950300003								
	119855	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	465.35
	INVOICE: MA79617300003								
	119856	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	147.18
	INVOICE: MA58378300006								
	119857	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	597.07
	INVOICE: MA88617300004								
	119858	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	531.99
	INVOICE: MA83957100007								
	119859	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	532.22
	INVOICE: MA34609100002								
	119860	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	1,639.64
	INVOICE: MA25440300009								
	119861	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	487.78
	INVOICE: MA22215100003								
	119862	03/05/26		494186	P	03/24/26	10061010 45444	UTILITIES	519.59
	INVOICE: MA14219000008								
	119863	03/05/26		494186	P	03/24/26	10061100 45444	UTILITIES	57.55
	INVOICE: MA89950300007								
	VENDOR TOTALS		.00 YTD INVOICED				140,636.02 YTD PAID		11,520.76
17953	SO CALIF EDISON CO								
	118503	02/18/26		494187	P	03/24/26	60031030 45444	UTILITIES	1,727.66
	INVOICE: FB700415521772								
	118516	02/19/26		494187	P	03/24/26	52035030 45444	UTILITIES	1,922.31
	INVOICE: FB700362433975								
	118727	02/25/26		494187	P	03/24/26	10061010 45444	UTILITIES	82.25
	INVOICE: FB700415041523								
	118728	02/25/26		494187	P	03/24/26	10061010 45444	UTILITIES	50.73
	INVOICE: FB700414028780								
	118729	02/24/26		494187	P	03/24/26	22041060 45444	UTILITIES	76.23
	INVOICE: FB700415434270								
	118730	02/25/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	276.93
	INVOICE: FB700413899448								
	118731	02/25/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	81.60
	INVOICE: FB700023530426								
	118732	02/25/26		494187	P	03/24/26	20025000 45444	UTILITIES	63.99
	INVOICE: FB700370247933								
	118733	02/25/26		494187	P	03/24/26	10061010 45444	UTILITIES	478.95
	INVOICE: FB700123368078								
	118734	02/25/26		494187	P	03/24/26	10041050 45444	UTILITIES	82.80

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INVOICE: FB700412535081								
118787	02/27/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	103.73
INVOICE: FB700238897708								
118865	03/02/26		494187	P	03/24/26	20025000 45444	UTILITIES	8,152.81
INVOICE: MA700364926774								
118866	03/02/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	101.33
INVOICE: MA700414005138								
119610	03/04/26		494187	P	03/24/26	20025000 45444	UTILITIES	62,122.50
INVOICE: MA700364879789								
119611	03/04/26		494187	P	03/24/26	10061050 45444	UTILITIES	2,242.86
INVOICE: MA700250316527								
119612	03/04/26		494187	P	03/24/26	10061100 45444	UTILITIES	17.50
INVOICE: MA700413816693								
119613	03/04/26		494187	P	03/24/26	22041060 45444	UTILITIES	91.42
INVOICE: MA700455547107								
119614	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	128.19
INVOICE: MA700196576305								
119615	03/04/26		494187	P	03/24/26	10061010 45444	UTILITIES	325.46
INVOICE: MA700412405547								
119616	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	204.35
INVOICE: MA700415109322								
119617	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	82.84
INVOICE: MA700415119022								
119618	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	74.67
INVOICE: MA700413775974								
119619	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	113.06
INVOICE: MA700415394157								
119620	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	106.35
INVOICE: MA700413671395								
119621	03/04/26		494187	P	03/24/26	20025000 45444	UTILITIES	375.91
INVOICE: MA700415497120								
119622	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	151.63
INVOICE: MA700415168330								
119623	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	106.60
INVOICE: MA700415157418								
119624	03/04/26		494187	P	03/24/26	20025000 45444	UTILITIES	158.86
INVOICE: MA700534679101								
119625	03/04/26		494187	P	03/24/26	10061100 45444	UTILITIES	671.90
INVOICE: MA700415364047								
119626	03/04/26		494187	P	03/24/26	10041050 45444	UTILITIES	1,034.60
INVOICE: MA700412486177								
119627	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	72.13
INVOICE: MA700413595112								
119628	03/04/26		494187	P	03/24/26	20025000 45444	UTILITIES	1,190.75
INVOICE: MA700415468525								
119629	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	131.45
INVOICE: MA700413801034								
119630	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	91.47
INVOICE: MA700413639568								
119631	03/04/26		494187	P	03/24/26	10041050 45444	UTILITIES	181.08
INVOICE: MA700413563584								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
119632	03/05/26		494187	P	03/24/26	22041060 45444	UTILITIES	127.40
INVOICE: MA700415444374								
119633	03/04/26		494187	P	03/24/26	10061100 45444	UTILITIES	427.76
INVOICE: MA700413581065								
119634	03/04/26		494187	P	03/24/26	22541060 45444	UTILITIES	163.36
INVOICE: MA700212888873								
119635	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	390.18
INVOICE: MA700017571996								
119636	03/05/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	122.02
INVOICE: MA700029139046								
119637	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	895.70
INVOICE: MA700610655258								
119638	03/04/26		494187	P	03/24/26	20025000 45444	UTILITIES	215.78
INVOICE: MA700413856406								
119639	03/05/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	103.82
INVOICE: MA700878401833								
119640	03/04/26		494187	P	03/24/26	20025000 45444	UTILITIES	16.80
INVOICE: MA700201790760								
119641	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	245.88
INVOICE: MA700028707802								
119642	03/04/26		494187	P	03/24/26	10061010 45444	UTILITIES	148.84
INVOICE: MA700196589136								
119643	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	45.35
INVOICE: MA700591200088								
119644	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	258.02
INVOICE: MA700382576734								
119645	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	65.91
INVOICE: MA700272148294								
119646	03/05/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	38.12
INVOICE: MA700415407897								
119647	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	32.88
INVOICE: MA700201940809								
119648	03/05/26		494187	P	03/24/26	20025000 45444	UTILITIES	237.69
INVOICE: MA700203184631								
119649	03/05/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	406.92
INVOICE: MA700415101844								
119650	03/05/26		494187	P	03/24/26	22041060 45444	UTILITIES	150.59
INVOICE: MA700413545497								
119651	03/04/26		494187	P	03/24/26	10061010 45444	UTILITIES	293.16
INVOICE: MA700413829831								
119652	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	76.46
INVOICE: MA700541838004								
119653	03/04/26		494187	P	03/24/26	20025000 45444	UTILITIES	426.64
INVOICE: MA700599510261								
119654	03/04/26		494187	P	03/24/26	10061010 45444	UTILITIES	191.80
INVOICE: MA700413750211								
119673	03/04/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	136.55
INVOICE: MA700413657352								
119674	03/03/26		494187	P	03/24/26	10061100 45444	UTILITIES	32.45
INVOICE: MA700413787088								
119675	03/03/26		494187	P	03/24/26	10061100 45444	UTILITIES	102.57

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	INVOICE: MA700413762234								
	119676	03/03/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	83.44
	INVOICE: MA700385074482								
	119677	03/03/26		494187	P	03/24/26	20025000 45444	UTILITIES	175.42
	INVOICE: MA700616837087								
	119678	03/03/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	124.19
	INVOICE: MA700412466979								
	119679	03/03/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	72.55
	INVOICE: MA700415322318								
	119680	03/03/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	32.76
	INVOICE: MA700413948857								
	119681	03/03/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	117.77
	INVOICE: MA700413964116								
	119682	03/03/26		494187	P	03/24/26	22041060 42104	SIGNAL MAINTENANCE	71.19
	INVOICE: MA700415310392								
	VENDOR TOTALS	171,722.71 YTD INVOICED					1,419,798.08 YTD PAID		88,906.87
18000	SO CALIF GAS CO								
	117464	02/04/26		494188	P	03/24/26	60031030 45444	UTILITIES	176.92
	INVOICE: 13890410007								
	119803	03/06/26		494188	P	03/24/26	46615731 42024	BUILDING MAINTENANCE	668.50
	INVOICE: 09680396372								
	119804	03/04/26		494188	P	03/24/26	10061010 45444	UTILITIES	67.56
	INVOICE: 09730449007								
	119805	03/06/26		494188	P	03/24/26	10001221 45444	UTILITIES	4,419.44
	INVOICE: 18936983107								
	119806	03/06/26		494188	P	03/24/26	46447150 45444	UTILITIES	12.67
	INVOICE: 08220415015								
	119807	03/06/26		494188	P	03/24/26	60031030 45444	UTILITIES	154.43
	INVOICE: 13890410007								
	119808	03/05/26		494188	P	03/24/26	10061010 45444	UTILITIES	139.85
	INVOICE: 08140463004								
	119809	03/05/26		494188	P	03/24/26	10061100 45444	UTILITIES	69.55
	INVOICE: 16330470002								
	119810	03/05/26		494188	P	03/24/26	10061010 45444	UTILITIES	16.67
	INVOICE: 07510463859								
	119811	03/06/26		494188	P	03/24/26	46615731 45444	UTILITIES	55.83
	INVOICE: 11780396591								
	119812	03/06/26		494188	P	03/24/26	10041050 45444	UTILITIES	415.80
	INVOICE: 02130419001								
	119813	03/06/26		494188	P	03/24/26	10061100 45444	UTILITIES	11,353.40
	INVOICE: 11580407002								
	119814	03/06/26		494188	P	03/24/26	46515730 42024	BUILDING MAINTENANCE	138.38
	INVOICE: 14720396127								
	119815	03/06/26		494188	P	03/24/26	46615731 45444	UTILITIES	5.18
	INVOICE: 12200396963								
	119850	03/05/26		494188	P	03/24/26	10061010 45444	UTILITIES	1,289.58
	INVOICE: 12990557006								

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VENDOR TOTALS		15.29 YTD INVOICED				126,059.56 YTD PAID		18,983.76
112237 T-MOBILE								
118808	02/21/26		494189	P	03/24/26	10001221 43054	TELEPHONE	115.18
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	52035030 43054	TELEPHONE	133.18
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10001230 43054	TELEPHONE	133.18
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10043010 43054	TELEPHONE	432.70
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10015010 43054	TELEPHONE	391.18
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10013010 43054	TELEPHONE	599.31
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10042040 43054	TELEPHONE	266.36
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	60031030 43054	TELEPHONE	199.77
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10016010 43054	TELEPHONE	133.18
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10041120 43054	TELEPHONE	266.36
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10610010 43054	TELEPHONE	66.59
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10017010 43054	TELEPHONE	66.59
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10061010 43054	TELEPHONE	466.13
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10042010 43054	TELEPHONE	48.29
INVOICE:	FB982816099							
118808	02/21/26		494189	P	03/24/26	10041010 43054	TELEPHONE	2,107.98
INVOICE:	FB982816099							
VENDOR TOTALS		.00 YTD INVOICED				109,090.72 YTD PAID		5,425.98
113605 VERIZON WIRELESS								
118803	02/23/26		494190	P	03/24/26	10001221 43054	TELEPHONE	20.02
INVOICE:	FB470985090-4							
118803	02/23/26		494190	P	03/24/26	10043010 43054	TELEPHONE	129.16
INVOICE:	FB470985090-4							
118803	02/23/26		494190	P	03/24/26	10042040 43054	TELEPHONE	200.05
INVOICE:	FB470985090-4							
118803	02/23/26		494190	P	03/24/26	10041040 43054	TELEPHONE	156.04
INVOICE:	FB470985090-4							
118807	02/23/26		494190	P	03/24/26	10001221 43054	TELEPHONE	5,226.29
INVOICE:	FB470985090-1							
118867	06/23/25		494190	P	03/24/26	10001221 43054	TELEPHONE	5,274.67
INVOICE:	JN470985090-1							
118868	01/23/26		494190	P	03/24/26	10001221 43054	TELEPHONE	5,254.12

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: JA470985090-1								
VENDOR TOTALS		.00 YTD INVOICED				59,535.51 YTD PAID		16,260.35
							REPORT TOTALS	161,154.12

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	9	161,154.12

** END OF REPORT - Generated by Shuntell Dixon **

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
122920 4283929 DELAWARE LLC.								
118701	02/28/26		494252	T	03/24/26	10001230 40514	CONTRACT SERVICES	223.40
INVOICE: WC11536-I-0060								
VENDOR TOTALS		.00 YTD INVOICED				2,127.31 YTD PAID		223.40
124584 BROWN, ANDRE								
119721	03/09/26	3165	494253	T	03/24/26	10110030 40514	CONTRACT SERVICES	2,100.00
INVOICE: CoHHA220261								
VENDOR TOTALS		.00 YTD INVOICED				6,825.00 YTD PAID		2,100.00
123058 ACCESS INFORMATION INTERMEDIATE HOLDINGS I, LLC.								
118714	02/28/26		494254	T	03/24/26	10002215 41514	OPERATING SUPPLIES	1,168.80
INVOICE: 12076764								
118725	02/28/26		494254	T	03/24/26	10013010 41514	OPERATING SUPPLIES	76.42
INVOICE: 12076762								
118725	02/28/26		494254	T	03/24/26	10015010 41514	OPERATING SUPPLIES	76.42
INVOICE: 12076762								
118725	02/28/26		494254	T	03/24/26	10016010 41514	OPERATING SUPPLIES	76.42
INVOICE: 12076762								
118725	02/28/26		494254	T	03/24/26	10016020 41514	OPERATING SUPPLIES	76.42
INVOICE: 12076762								
118725	02/28/26		494254	T	03/24/26	10017010 41514	OPERATING SUPPLIES	76.42
INVOICE: 12076762								
118725	02/28/26		494254	T	03/24/26	10043010 41514	OPERATING SUPPLIES	76.42
INVOICE: 12076762								
VENDOR TOTALS		.00 YTD INVOICED				18,899.16 YTD PAID		1,627.32
120612 ACCO ENGINEERED SYSTEMS, INC								
119704	09/01/25		494255	T	03/24/26	10061120 40654	AIR CONDITIONING MAINTENA	1,796.00
INVOICE: 20734569								
VENDOR TOTALS		2,741.00 YTD INVOICED				78,719.35 YTD PAID		1,796.00
123782 ALLEN, MARGARET C.								
119685	02/04/26		494256	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
INVOICE: 02-04-2026								
VENDOR TOTALS		.00 YTD INVOICED				350.00 YTD PAID		50.00
116419 ALTA LANGUAGE SERVICES, INC.								
119655	02/28/26		494257	T	03/24/26	10017010 40514	CONTRACT SERVICES	207.00
INVOICE: IS833854								
VENDOR TOTALS		.00 YTD INVOICED				420.00 YTD PAID		207.00
122723 AMTECORP INC.								
118706	10/08/25	3006	494258	T	03/24/26	10043010 40514	CONTRACT SERVICES	105.00
INVOICE: E25-155B								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	118709	10/08/25	3006	494258	T	03/24/26	10043010 40514	CONTRACT SERVICES	52.50
	INVOICE: E25-157B								
	118710	10/08/25	3006	494258	T	03/24/26	10043010 40514	CONTRACT SERVICES	52.50
	INVOICE: E25-156B								
	VENDOR TOTALS		.00 YTD INVOICED				23,047.50 YTD PAID		210.00
114567	ANGEL'S AUTO ELECTRIC								
	118880	03/02/26	2954	494259	T	03/24/26	60031030 42014	REPAIR & MAINTENANCE SUPP	1,305.13
	INVOICE: 9324								
	119754	02/11/26	2954	494259	T	03/24/26	60031030 42014	REPAIR & MAINTENANCE SUPP	1,075.52
	INVOICE: 9306								
	119760	02/25/26	2954	494259	T	03/24/26	60031030 42014	REPAIR & MAINTENANCE SUPP	1,454.71
	INVOICE: 9317								
	VENDOR TOTALS		4,705.54 YTD INVOICED				38,044.69 YTD PAID		3,835.36
123570	ANIMAL PEST MANAGMENT SERVICES, INC.								
	118690	02/28/26		494260	T	03/24/26	10061100 47304	IMPROV OTHER THAN BUILDIN	375.00
	INVOICE: 716618								
	VENDOR TOTALS		.00 YTD INVOICED				4,125.00 YTD PAID		375.00
121747	ANIXTER INC.								
	118850	03/04/26		494261	T	03/24/26	10001221 42024	BUILDING MAINTENANCE	341.45
	INVOICE: 18K811883								
	VENDOR TOTALS		371.26 YTD INVOICED				1,604.40 YTD PAID		341.45
122699	ARC DOCUMENT SOLUTIONS, LLC.								
	118694	02/28/26		494262	T	03/24/26	10043010 40674	MICROFILMING FEES	160.08
	INVOICE: B8517								
	VENDOR TOTALS		.00 YTD INVOICED				1,456.55 YTD PAID		160.08
124324	ASSOC. OF RECORDS MANAGERS AND ADMINISTRATORS, INC								
	118869	03/10/26		494263	T	03/24/26	10012010 45104	DUES & SUBSCRIPTIONS	300.00
	INVOICE: 130961								
	VENDOR TOTALS		.00 YTD INVOICED				300.00 YTD PAID		300.00
111399	ASSI SECURITY								
	118872	03/06/26	3173	494264	T	03/24/26	10001221 41514	OPERATING SUPPLIES	9,107.00
	INVOICE: 79113								
	119883	03/01/26		494264	T	03/24/26	10061120 40514	CONTRACT SERVICES	150.00
	INVOICE: 79038								
	VENDOR TOTALS		1,525.00 YTD INVOICED				25,338.84 YTD PAID		9,257.00
123680	AUTO SECURITY SOUND & TINT, INC.								
	119596	02/19/26		494265	T	03/24/26	60031030 42064	PARTS	315.75

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	INVOICE: 02190126								
	VENDOR TOTALS		350.00 YTD INVOICED			3,588.13 YTD PAID			315.75
117329	AZUOMA, GODSPOWER SOLO								
	119722	03/03/26		494266	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 3-3-26								
	VENDOR TOTALS		.00 YTD INVOICED			250.00 YTD PAID			50.00
120909	BARLIN, ANTHONY								
	118566	01/18/26		494267	T	03/24/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	986.00
	INVOICE: EDUC. BCJ582								
	VENDOR TOTALS		.00 YTD INVOICED			7,214.78 YTD PAID			986.00
123191	BECKLES, D'LANO								
	118828	02/28/26		494268	T	03/24/26	10061050 40264	CONTRACT LABOR SALARIES	140.00
	INVOICE: 1								
	VENDOR TOTALS		.00 YTD INVOICED			140.00 YTD PAID			140.00
123560	BELLMAR, TONY								
	118831	02/28/26		494269	T	03/24/26	10061050 40264	CONTRACT LABOR SALARIES	140.00
	INVOICE: 1								
	VENDOR TOTALS		.00 YTD INVOICED			140.00 YTD PAID			140.00
115405	BENGAR PRODUCTIONS								
	118860	10/06/25		494270	T	03/24/26	10061120 41614	UNIFORMS & SAFETY EQUIPME	1,028.00
	INVOICE: 7751								
	VENDOR TOTALS		.00 YTD INVOICED			4,492.00 YTD PAID			1,028.00
2333	BLUE DIAMOND MATERIALS								
	118656	10/06/25		494271	T	03/24/26	22541060 42074	PAVING EXPENSE	489.82
	INVOICE: 4345029								
	118657	12/08/25		494271	T	03/24/26	22541060 42074	PAVING EXPENSE	920.15
	INVOICE: 4435511								
	119683	01/26/26		494271	T	03/24/26	22541060 42074	PAVING EXPENSE	342.08
	INVOICE: 4463277								
	VENDOR TOTALS		.00 YTD INVOICED			19,028.74 YTD PAID			1,752.05
123556	BROWN, KELVIN JEROME								
	119846	03/04/26		494272	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	560.00
	INVOICE: Winter/Spring 2026								
	VENDOR TOTALS		.00 YTD INVOICED			9,474.50 YTD PAID			560.00
124154	VARSITY BRANDS INC								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	118861	01/30/26		494273	T	03/24/26	10061100 42014	REPAIR & MAINTENANCE SUPP	565.58
	INVOICE:	933031835							
	VENDOR TOTALS	5,301.33	YTD INVOICED	5,866.91	YTD PAID				565.58
94190	CALIF POLICE CHIEF`S ASSOC.								
	118695	02/09/26	3206	494274	T	03/24/26	10001224 45184	TRAINING	11,500.00
	INVOICE:	14909							
	VENDOR TOTALS	.00	YTD INVOICED	11,500.00	YTD PAID				11,500.00
123717	CALIFORNIA CONSULTING, INC.								
	119777	03/01/26	3210	494275	T	03/24/26	10021010 40514	CONTRACT SERVICES	7,500.00
	INVOICE:	7819							
	VENDOR TOTALS	19,500.00	YTD INVOICED	45,000.00	YTD PAID				7,500.00
123999	ACEVEDO, CRYSTAL MORALES								
	119845	03/04/26		494276	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	833.00
	INVOICE:	Winter/Spring 2026							
	VENDOR TOTALS	.00	YTD INVOICED	3,407.60	YTD PAID				833.00
105476	CDW GOVERNMENT, INC.								
	118795	02/26/26	2968	494277	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	449.51
	INVOICE:	AI24V3I							
	118798	02/26/26	2968	494277	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	422.35
	INVOICE:	AI28E3H							
	118801	02/28/26	2968	494277	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	3,643.96
	INVOICE:	AI3EW9B							
	119785	03/05/26	2968	494277	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	2,367.88
	INVOICE:	AI3189L							
	VENDOR TOTALS	1,220.54	YTD INVOICED	107,773.11	YTD PAID				6,883.70
124735	CEDENO, ANA								
	118693	10/15/25		494218	P	03/24/26	10000109 51928	YOUTH SPORTS	72.00
	INVOICE:	REFUND 10/15/25							
	VENDOR TOTALS	.00	YTD INVOICED	72.00	YTD PAID				72.00
123943	PURE EARTH SYSTEMS, INC.								
	119592	02/11/26		494278	T	03/24/26	60031030 40514	CONTRACT SERVICES	800.00
	INVOICE:	1001464							
	119593	02/11/26		494278	T	03/24/26	60031030 40514	CONTRACT SERVICES	1,244.10
	INVOICE:	1001463							
	VENDOR TOTALS	1,075.00	YTD INVOICED	3,119.10	YTD PAID				2,044.10
113279	CHEMMARK								
	118871	03/05/26		494279	T	03/24/26	10001221 41514	OPERATING SUPPLIES	364.36

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 588233								
	VENDOR TOTALS		491.06 YTD INVOICED				2,152.34 YTD PAID		364.36
121544	CIT COM INC.								
	118885	03/01/26	2967	494280	T	03/24/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	30,000.00
	INVOICE: 2026-07								
	VENDOR TOTALS		.00 YTD INVOICED				30,000.00 YTD PAID		30,000.00
123668	CITIGUARD, INC.								
	118681	03/02/26	3019	494281	T	03/24/26	78480020 44824	SUPPORTIVE SERVICES	17,445.12
	INVOICE: 79011								
	VENDOR TOTALS		.00 YTD INVOICED				206,327.52 YTD PAID		17,445.12
100845	CITY OF GARDENA								
	119604	11/01/25	3056	494282	T	03/24/26	28034000 45384	PARATRANSIT DIAL A RIDE	20,537.61
	INVOICE: 1125								
	119605	10/01/25	3056	494283	T	03/24/26	28034000 45384	PARATRANSIT DIAL A RIDE	20,636.48
	INVOICE: 1025								
	VENDOR TOTALS		.00 YTD INVOICED				198,519.33 YTD PAID		41,174.09
114126	CITY OF HAWTHORNE								
	119790	03/10/26		494219	P	03/24/26	10010411 44194	EVENT ALLOTMENT - CM MONT	250.00
	INVOICE: 0310264								
	VENDOR TOTALS		.00 YTD INVOICED				2,250.00 YTD PAID		250.00
123567	CIVICA LAW GROUP, APC								
	119868	03/04/26	3043	494284	T	03/24/26	10015010 40744	RECEIVERSHIPS	920.80
	INVOICE: 19357								
	119869	03/04/26	3043	494284	T	03/24/26	10015010 40744	RECEIVERSHIPS	557.00
	INVOICE: 19358								
	119870	03/04/26	3043	494284	T	03/24/26	10015010 40744	RECEIVERSHIPS	273.60
	INVOICE: 19359								
	VENDOR TOTALS		.00 YTD INVOICED				107,545.10 YTD PAID		1,751.40
106811	COLONIAL LIFE & ACCIDENT INS.								
	119667	03/01/26		494285	T	03/24/26	990 20900	INSURANCE BENEFITS	2,007.00
	INVOICE: 75010180301476								
	VENDOR TOTALS		1,965.83 YTD INVOICED				17,376.93 YTD PAID		2,007.00
91961	GPC INC.								
	119826	02/18/26	3000	494286	T	03/24/26	60031030 42064	PARTS	6.61
	INVOICE: 107071								
	119827	02/12/26	3000	494286	T	03/24/26	60031030 42064	PARTS	541.45
	INVOICE: 106477								

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	119828	02/12/26	3000	494286	T	03/24/26	60031030 42064	PARTS	193.39
	INVOICE: 106478								
	119829	02/10/26	3000	494286	T	03/24/26	60031030 42064	PARTS	216.29
	INVOICE: 106189								
	119830	02/06/26	3000	494286	T	03/24/26	60031030 42064	PARTS	524.63
	INVOICE: 105864								
	119831	02/06/26	3000	494286	T	03/24/26	60031030 42064	PARTS	42.70
	INVOICE: 105809								
	119832	02/06/26	3000	494286	T	03/24/26	60031030 42064	PARTS	58.21
	INVOICE: 105782								
	119833	02/26/26	3000	494286	T	03/24/26	60031030 42064	PARTS	672.28
	INVOICE: 108230								
	119834	02/25/26	3000	494286	T	03/24/26	60031030 42064	PARTS	281.44
	INVOICE: 107933								
	119835	02/25/26	3000	494286	T	03/24/26	60031030 42064	PARTS	12.02
	INVOICE: 107908								
	119836	02/23/26	3000	494286	T	03/24/26	60031030 42064	PARTS	13.80
	INVOICE: 107669								
	119837	02/19/26	3000	494286	T	03/24/26	60031030 42064	PARTS	43.03
	INVOICE: 107224								
	VENDOR TOTALS		.00	YTD INVOICED		13,345.04	YTD PAID		2,605.85
124750	COMPUTER NETWORK ENGINEERING INC.								
	119877	01/04/26		494220	P	03/24/26	10000101 51114	BUSINESS LICENSE TAXES	230.00
	INVOICE: REQ#2000-115001								
	VENDOR TOTALS		.00	YTD INVOICED		230.00	YTD PAID		230.00
122428	CONSTANT & ASSOCIATES, INC.								
	119700	03/02/26	3211	494221	P	03/24/26	12810020 40514	CONTRACT SERVICES	21,150.45
	INVOICE: CA2024-2051								
	VENDOR TOTALS		.00	YTD INVOICED		56,404.48	YTD PAID		21,150.45
106275	CONTINENTAL COMPUTERS/WLANMALL.COM								
	118884	03/04/26	2987	494287	T	03/24/26	10001222 40514	CONTRACT SERVICES	4,983.00
	INVOICE: 210161								
	119788	03/10/26	2987	494287	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	5,131.88
	INVOICE: 210223								
	VENDOR TOTALS		.00	YTD INVOICED		192,932.42	YTD PAID		10,114.88
122446	CONTRERAS, FRANKIE								
	119662	03/09/26		494288	T	03/24/26	29054010 45604	FINANCIAL INCENTIVES	30.00
	INVOICE: 2900-111770								
	VENDOR TOTALS		.00	YTD INVOICED		270.00	YTD PAID		30.00
124229	COOK, ROSALIND L.								
	119848	03/04/26		494289	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	490.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: Winter/Spring 2026								
	VENDOR TOTALS	.00 YTD INVOICED				1,989.40 YTD PAID			490.00
92043	COUNTRY HILLS ANIMAL CLINIC								
	118845	01/29/26		494290	T	03/24/26	10002205 45594	K-9 EXPENSES	20.40
	INVOICE: 527								
	118846	02/06/26		494290	T	03/24/26	10002205 45594	K-9 EXPENSES	552.71
	INVOICE: 705								
	118847	02/03/26		494290	T	03/24/26	10002205 45594	K-9 EXPENSES	2,818.32
	INVOICE: 631								
	118848	02/26/26		494290	T	03/24/26	10002205 45594	K-9 EXPENSES	1,565.20
	INVOICE: 1099								
	VENDOR TOTALS	.00 YTD INVOICED				16,358.85 YTD PAID			4,956.63
121267	CREATIVE WIRELESS, INC.								
	118790	10/31/25	2986	494291	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	1,599.41
	INVOICE: C1709507								
	VENDOR TOTALS	.00 YTD INVOICED				140,891.83 YTD PAID			1,599.41
103355	CRENSHAW WHOLESALE ELECTRIC								
	119699	02/24/26		494292	T	03/24/26	10061050 42024	BUILDING MAINTENANCE	121.31
	INVOICE: 876931								
	VENDOR TOTALS	295.93 YTD INVOICED				13,876.84 YTD PAID			121.31
124188	DE MESA, KATHLEEN E								
	119691	01/07/26		494293	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 01-07-2026								
	119692	02/04/26		494293	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 02-04-2026								
	VENDOR TOTALS	.00 YTD INVOICED				400.00 YTD PAID			100.00
124479	DE VEGA, MARTA SANCHEZ								
	104715	05/22/25		494222	P	03/24/26	10000109 51928	YOUTH SPORTS	60.00
	INVOICE: REFUND 052225								
	VENDOR TOTALS	60.00 YTD INVOICED				294.60 YTD PAID			60.00
104971	DELL MARKETING LP								
	118763	01/27/26	2964	494294	T	03/24/26	60810010 47404	MACHINERY & EQUIPMENT	5,112.64
	INVOICE: 10859214610								
	118768	01/31/26	2964	494294	T	03/24/26	60810010 47404	MACHINERY & EQUIPMENT	1,143.60
	INVOICE: 10859924686								
	118772	02/11/26	2964	494294	T	03/24/26	60810010 47404	MACHINERY & EQUIPMENT	50,467.84
	INVOICE: 10861356925								
	118786	02/18/26	2964	494294	T	03/24/26	60810010 47404	MACHINERY & EQUIPMENT	15,013.53
	INVOICE: 10862653884								

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	VENDOR TOTALS	21,273.06 YTD INVOICED					578,034.57 YTD PAID		71,737.61
123597	DELTA DENTAL INSURANCE COMPANY								
	119670	03/01/26		494295	T	03/24/26	990 20900	INSURANCE BENEFITS	951.43
	INVOICE:	BE006953064							
	VENDOR TOTALS	1,137.67 YTD INVOICED					9,261.61 YTD PAID		951.43
91894	DELTA DENTAL OF CALIFORNIA								
	119669	03/01/26		494296	T	03/24/26	990 20900	INSURANCE BENEFITS	15,145.44
	INVOICE:	BE006954044							
	VENDOR TOTALS	15,112.35 YTD INVOICED					135,811.58 YTD PAID		15,145.44
121407	DIAL INSTANT PRINTERS, INC.								
	118703	02/26/26		494297	T	03/24/26	10002209 41514	OPERATING SUPPLIES	204.43
	INVOICE:	12068							
	VENDOR TOTALS	.00 YTD INVOICED					8,552.76 YTD PAID		204.43
121642	DMV RENEWAL								
	119608	03/30/26		494223	P	03/24/26	60031030 40514	CONTRACT SERVICES	10.00
	INVOICE:	570397							
	119609	03/30/26		494224	P	03/24/26	60031030 40514	CONTRACT SERVICES	10.00
	INVOICE:	570398							
	VENDOR TOTALS	.00 YTD INVOICED					20.00 YTD PAID		20.00
123808	DORVIL, ROBENSON								
	119847	03/04/26		494298	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	1,743.00
	INVOICE:	Winter/Spring 2026							
	VENDOR TOTALS	.00 YTD INVOICED					5,320.00 YTD PAID		1,743.00
120878	DOUSE, JUANITA								
	119693	02/04/26		494299	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	02-04-2026							
	119694	01/07/26		494299	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	01-07-2026							
	119695	12/03/25		494299	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	12-03-2025							
	VENDOR TOTALS	.00 YTD INVOICED					200.00 YTD PAID		150.00
122402	DRC ENGINEERING, INC.								
	118636	02/07/26		494300	T	03/24/26	18110050 44924	CIVIC CENTER PARK	302.71
	INVOICE:	24-011-9							
	118685	02/07/26	3205	494300	T	03/24/26	10041010 40514	CONTRACT SERVICES	6,019.80
	INVOICE:	25-658-1							

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	VENDOR TOTALS		.00 YTD INVOICED				132,006.49 YTD PAID		6,322.51
6550	EDDINGS BROTHERS INC.								
	119817	02/04/26	2957	494301	T	03/24/26	60031030 42064	PARTS	135.80
	INVOICE: 960870								
	119822	02/02/26	2957	494301	T	03/24/26	60031030 42064	PARTS	172.40
	INVOICE: 960677								
	119824	02/02/26	2957	494301	T	03/24/26	60031030 42064	PARTS	24.34
	INVOICE: 960725								
	119825	02/02/26	2957	494301	T	03/24/26	60031030 42064	PARTS	451.20
	INVOICE: 960727								
	VENDOR TOTALS		.00 YTD INVOICED				11,997.54 YTD PAID		783.74
124012	EFFICIENT X-RAY, INC.								
	118699	02/03/26		494225	P	03/24/26	10001221 41514	OPERATING SUPPLIES	519.85
	INVOICE: 433054								
	VENDOR TOTALS		.00 YTD INVOICED				894.85 YTD PAID		519.85
124749	EZUMA-NGWU, NNANNA								
	119849	12/15/25		494226	P	03/24/26	990 22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND 12/15/25								
	VENDOR TOTALS		.00 YTD INVOICED				1,200.00 YTD PAID		1,200.00
124748	EZZEDDIN ABDUL RAHIM ALJABI								
	119773	03/10/26		494302	T	03/24/26	25019020 45064	SETTLEMENTS / JUDGEMENTS	6,000.00
	INVOICE: 03-10-2026								
	VENDOR TOTALS		.00 YTD INVOICED				6,000.00 YTD PAID		6,000.00
122761	FAMILY PROMISE OF LOS ANGELES								
	118578	02/12/26	3016	494303	T	03/24/26	72750711 44714	FAMILY PROMISE	12,090.41
	INVOICE: 25								
	VENDOR TOTALS		.00 YTD INVOICED				20,346.00 YTD PAID		12,090.41
94292	FEDERAL EXPRESS CORPORATION								
	118844	02/27/26		494227	P	03/24/26	10001228 41514	OPERATING SUPPLIES	36.33
	INVOICE: 9-194-90280								
	VENDOR TOTALS		69.05 YTD INVOICED				1,543.22 YTD PAID		36.33
113906	FRANCIS, MADELENE								
	118842	02/17/26		494304	T	03/24/26	10021010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: REIMB. 10/18/25								
	VENDOR TOTALS		.00 YTD INVOICED				500.00 YTD PAID		500.00

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120493	CORPAY, INC./CORPAY TECHNOLOGIES OPERATING CO. LLC								
	118717	03/02/26		494305	T	03/24/26	60031030 45144	GASOLINE & OIL	4,647.26
	INVOICE: NP70112041								
	VENDOR TOTALS		.00 YTD INVOICED				32,494.55 YTD PAID		4,647.26
124124	GARCIA, ALEJANDRA YANEZ								
	119843	03/04/26		494306	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	1,803.20
	INVOICE: Winter/Spring 2026								
	VENDOR TOTALS		.00 YTD INVOICED				9,896.60 YTD PAID		1,803.20
119598	GONZALES, LUIS ANDY								
	119764	01/18/26		494307	T	03/24/26	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 1/18/26								
	VENDOR TOTALS		.00 YTD INVOICED				1,000.00 YTD PAID		500.00
124675	GOVERNMENT CONSULTING PARTNERS, INC.								
	118854	02/27/26		494308	T	03/24/26	10000106 51639	STATE MANDATED COSTS	1,800.00
	INVOICE: 180								
	VENDOR TOTALS		.00 YTD INVOICED				7,200.00 YTD PAID		1,800.00
97578	GRAINGER INDUSTRIAL SUPPLY								
	118823	01/29/26		494309	T	03/24/26	22541060 42514	SMALL TOOLS & MINOR EQUIP	21.23
	INVOICE: 9789017994								
	118834	12/10/25		494309	T	03/24/26	10061100 42014	REPAIR & MAINTENANCE SUPP	151.15
	INVOICE: 9737622721								
	118835	02/11/26		494309	T	03/24/26	10061100 41514	OPERATING SUPPLIES	19.42
	INVOICE: 9804799659								
	119703	02/17/26		494309	T	03/24/26	10061100 42514	SMALL TOOLS & MINOR EQUIP	79.84
	INVOICE: 9810617747								
	119881	02/23/26		494309	T	03/24/26	10061100 42014	REPAIR & MAINTENANCE SUPP	31.90
	INVOICE: 9818222896								
	119882	02/24/26		494309	T	03/24/26	10061100 42014	REPAIR & MAINTENANCE SUPP	92.61
	INVOICE: 9819864308								
	119885	02/18/26		494309	T	03/24/26	10061120 41514	OPERATING SUPPLIES	50.85
	INVOICE: 9812487347								
	VENDOR TOTALS		264.31 YTD INVOICED				9,657.76 YTD PAID		447.00
124734	GRANT, LEONARD								
	118832	02/28/26		494310	T	03/24/26	10061050 40264	CONTRACT LABOR SALARIES	140.00
	INVOICE: 1								
	VENDOR TOTALS		.00 YTD INVOICED				140.00 YTD PAID		140.00
120276	GREENFIELDS OUTDOOR FITNESS, INC.								
	119879	03/10/26		494311	T	03/24/26	10061100 42514	SMALL TOOLS & MINOR EQUIP	1,091.74
	INVOICE: S31997								

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	VENDOR TOTALS		.00 YTD INVOICED				1,091.74 YTD PAID		1,091.74
119891	GRIER, JR., ROBERT								
	118833	02/28/26		494312	T	03/24/26	10061050 40264	CONTRACT LABOR SALARIES	140.00
	INVOICE: 1								
	VENDOR TOTALS		.00 YTD INVOICED				140.00 YTD PAID		140.00
121778	GSE SOLUTIONS, LLC.								
	118660	12/31/25		494313	T	03/24/26	50410060 40514	CONTRACT SERVICES	2,640.00
	INVOICE: 1225C								
	118666	12/31/25		494313	T	03/24/26	10041020 40514	CONTRACT SERVICES	1,980.00
	INVOICE: 1225B								
	VENDOR TOTALS		.00 YTD INVOICED				4,620.00 YTD PAID		4,620.00
123216	HARBOR VIEW TOURS, INC.								
	118821	03/01/26		494314	T	03/24/26	28034000 44614	RECREATIONAL TRANSIT	1,190.00
	INVOICE: 320								
	VENDOR TOTALS		900.00 YTD INVOICED				8,475.00 YTD PAID		1,190.00
120536	HARRIS & ASSOCIATES, INC.								
	118650	02/26/26	2902	494315	T	03/24/26	46101112 40514	CONTRACT SERVICES	3,750.00
	INVOICE: 71332								
	VENDOR TOTALS		.00 YTD INVOICED				193,738.00 YTD PAID		3,750.00
123559	HARRIS, ALLEN								
	118827	02/28/26		494316	T	03/24/26	10061050 40264	CONTRACT LABOR SALARIES	245.00
	INVOICE: 1								
	VENDOR TOTALS		230.00 YTD INVOICED				1,360.00 YTD PAID		245.00
124631	HARVEY, SANDRA ZORRO								
	119712	10/21/25		494228	P	03/24/26	10000109 51928	YOUTH SPORTS	61.20
	INVOICE: REFUND 10/21/25								
	VENDOR TOTALS		.00 YTD INVOICED				117.30 YTD PAID		61.20
99952	HAWTHORNE PARKS AND								
	118838	03/04/26		494317	T	03/24/26	10021010 45074	COMMUNITY RELATIONS/PROMO	1,000.00
	INVOICE: 01132026								
	119784	03/05/26		494317	T	03/24/26	10010411 44194	EVENT ALLOTMENT - CM MONT	250.00
	INVOICE: 030526								
	VENDOR TOTALS		.00 YTD INVOICED				3,250.00 YTD PAID		1,250.00
124363	HEAVENLY GARAGE DOORS AND GATES								
	119725	03/09/26		494318	T	03/24/26	46615731 42024	BUILDING MAINTENANCE	475.00

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	INVOICE: 3483A								
	VENDOR TOTALS		.00 YTD INVOICED				1,455.00 YTD PAID		475.00
105919	HERALD PUBLICATIONS								
	118672	02/26/26		494319	T	03/24/26	81044010 43024	LEGAL ADVERTISING	735.00
	INVOICE: 63224								
	118679	02/26/26		494319	T	03/24/26	81044010 43024	LEGAL ADVERTISING	630.00
	INVOICE: 63223								
	119684	03/06/26		494319	T	03/24/26	10041030 40514	CONTRACT SERVICES	930.00
	INVOICE: 63241								
	VENDOR TOTALS		.00 YTD INVOICED				16,865.00 YTD PAID		2,295.00
121719	HIGH-TECH TRANSMISSION PARTS								
	119767	02/24/26		494320	T	03/24/26	60031030 40514	CONTRACT SERVICES	3,676.02
	INVOICE: 22094								
	VENDOR TOTALS		.00 YTD INVOICED				8,261.76 YTD PAID		3,676.02
108760	INDUSTRIAL LOCK & SECURITY								
	118698	02/26/26		494321	T	03/24/26	10001221 41514	OPERATING SUPPLIES	120.13
	INVOICE: 258822								
	VENDOR TOTALS		.00 YTD INVOICED				2,003.78 YTD PAID		120.13
112444	INSITE GRAFIX								
	119702	02/26/26		494322	T	03/24/26	10061060 41514	OPERATING SUPPLIES	221.00
	INVOICE: 10658								
	119886	03/09/26		494322	T	03/24/26	10061020 41514	OPERATING SUPPLIES	49.73
	INVOICE: 10716								
	VENDOR TOTALS		773.50 YTD INVOICED				4,665.58 YTD PAID		270.73
97648	JACK STONE DRAINAGE OIL SVC								
	119762	02/12/26		494323	T	03/24/26	60031030 40514	CONTRACT SERVICES	40.00
	INVOICE: 65807								
	VENDOR TOTALS		.00 YTD INVOICED				927.00 YTD PAID		40.00
115272	JEREZ AUTO DETAIL INC.								
	119588	03/04/26		494324	T	03/24/26	60031030 40514	CONTRACT SERVICES	120.00
	INVOICE: 655450								
	119589	02/17/26		494324	T	03/24/26	60031030 40514	CONTRACT SERVICES	60.00
	INVOICE: 079941								
	119590	02/13/26		494324	T	03/24/26	60031030 40514	CONTRACT SERVICES	140.00
	INVOICE: 254800								
	VENDOR TOTALS		.00 YTD INVOICED				1,240.00 YTD PAID		320.00
124708	JERMAX CONSTRUCTION INC.								

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	118665	02/24/26	3202	494325	T	03/24/26	33610040 40514	CONTRACT SERVICES	167,152.50
	INVOICE: 2								
	VENDOR TOTALS		.00 YTD INVOICED				369,075.00 YTD PAID		167,152.50
122750	JLEE ENGINEERING, INC.								
	118686	02/15/26	3007	494326	T	03/24/26	10043020 40514	CONTRACT SERVICES	493.87
	INVOICE: 20260109								
	118687	02/15/26	3007	494326	T	03/24/26	10043020 40514	CONTRACT SERVICES	9,450.00
	INVOICE: 20260108								
	118700	02/15/26	3168	494326	T	03/24/26	10043020 40514	CONTRACT SERVICES	7,665.00
	INVOICE: 20260107								
	VENDOR TOTALS		.00 YTD INVOICED				488,524.77 YTD PAID		17,608.87
104260	JOHN L HUNTER & ASSOCIATES								
	118736	03/03/26	3201	494327	T	03/24/26	56091010 42454	FOG PROGRAM COSTS	1,047.50
	INVOICE: HAW1FOG12512								
	118739	03/03/26	3201	494327	T	03/24/26	28902421 40514	CONTRACT SERVICES	4,931.00
	INVOICE: HAW1MS412512								
	VENDOR TOTALS		.00 YTD INVOICED				83,200.33 YTD PAID		5,978.50
122781	JOHNSON 225 INVESTIGATIONS								
	118849	03/04/26		494328	T	03/24/26	10021010 40514	CONTRACT SERVICES	2,380.00
	INVOICE: 1130								
	VENDOR TOTALS		8,350.00 YTD INVOICED				98,000.00 YTD PAID		2,380.00
124738	JOHNSON, CAROL								
	119711	02/23/26		494229	P	03/24/26	10000109 51935	RECREATION MISCELLEANOUS	11.90
	INVOICE: REFUND 02/23/26								
	VENDOR TOTALS		.00 YTD INVOICED				11.90 YTD PAID		11.90
120879	JOHNSON, DARVIS J.								
	119686	01/07/26		494329	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 01-07-2026								
	119687	02/04/26		494329	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 02-04-2026								
	119697	12/03/25		494329	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 12-03-2025								
	VENDOR TOTALS		.00 YTD INVOICED				450.00 YTD PAID		150.00
110516	KIM, ROBERT								
	119660	03/09/26		494330	T	03/24/26	10011500 44084	RETIREE HEALTH INSURANCE	1,468.66
	INVOICE: 1701-113270								
	VENDOR TOTALS		.00 YTD INVOICED				23,494.96 YTD PAID		1,468.66

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123456	KIMLEY-HORN AND ASSOCIATES, INC.								
	118661	01/31/26	2767	494332	T	03/24/26	10042010 40514	CONTRACT SERVICES	21,293.95
	INVOICE: 34763413								
	118662	12/31/25	874	494331	T	03/24/26	10041030 40514	CONTRACT SERVICES	10,142.97
	INVOICE: 34573439								
	118663	11/30/25	874	494331	T	03/24/26	10041030 40514	CONTRACT SERVICES	16,492.80
	INVOICE: 34280779								
	VENDOR TOTALS	.00	YTD INVOICED	805,509.01	YTD PAID				47,929.72
102360	L A COUNTY FIRE DEPARTMENT								
	118659	03/02/26	2918	494230	P	03/24/26	10050121 40774	COUNTY FIRE SERVICES	1,141,426.36
	INVOICE: C0014080								
	VENDOR TOTALS	2,438,234.29	YTD INVOICED	12,290,031.76	YTD PAID				1,141,426.36
116247	LAMB, THEODORE								
	118649	02/28/26		494333	T	03/24/26	10015020 40514	CONTRACT SERVICES	3,480.00
	INVOICE: 02-28-2026								
	VENDOR TOTALS	.00	YTD INVOICED	20,280.00	YTD PAID				3,480.00
122309	LANDSCAPE STRUCTURES INC.								
	118814	02/27/26		494334	T	03/24/26	10061100 41514	OPERATING SUPPLIES	995.33
	INVOICE: INV-176138								
	VENDOR TOTALS	.00	YTD INVOICED	995.33	YTD PAID				995.33
109780	LANE, ERIC								
	118713	03/02/26		494335	T	03/24/26	10001224 45184	TRAINING	312.97
	INVOICE: REIMB. 1/7/26								
	VENDOR TOTALS	.00	YTD INVOICED	516.97	YTD PAID				312.97
122756	LARA, JOSE G.								
	119600	02/11/26		494336	T	03/24/26	46615731 42024	BUILDING MAINTENANCE	224.99
	INVOICE: 107								
	VENDOR TOTALS	.00	YTD INVOICED	3,741.21	YTD PAID				224.99
107288	LAWSON PRODUCTS, INC.								
	117402	12/16/25		494337	T	03/24/26	60031030 42014	REPAIR & MAINTENANCE SUPP	612.62
	INVOICE: 9313072966								
	119591	02/06/26		494337	T	03/24/26	60031030 42064	PARTS	139.83
	INVOICE: 9313200041								
	119595	02/09/26		494337	T	03/24/26	60031030 42064	PARTS	82.21
	INVOICE: 9313204271								
	VENDOR TOTALS	.00	YTD INVOICED	2,983.71	YTD PAID				834.66
124715	LAZ KARP ASSOCIATES, LLC.								

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118742	02/05/26	3208	494338	T	03/24/26	28302417 40514	CONTRACT SERVICES	24,694.00
INVOICE: SI1046381								
118743	02/05/26	3208	494338	T	03/24/26	28302417 40514	CONTRACT SERVICES	34,673.73
INVOICE: SI1046378								
VENDOR TOTALS		.00 YTD INVOICED				59,367.73 YTD PAID		59,367.73
123756 LAZATIN, MARIA								
119661	03/09/26		494339	T	03/24/26	29054010 45604	FINANCIAL INCENTIVES	30.00
INVOICE: 2900-111769								
VENDOR TOTALS		110.24 YTD INVOICED				845.98 YTD PAID		30.00
104175 LDM ASSOCIATES, INC.								
118667	10/10/25	3204	494340	T	03/24/26	56091010 40514	CONTRACT SERVICES	20,000.00
INVOICE: 8800								
118668	11/12/25	3204	494340	T	03/24/26	56091010 40514	CONTRACT SERVICES	48,335.00
INVOICE: 8833								
118669	12/12/25	3204	494340	T	03/24/26	56091010 40514	CONTRACT SERVICES	6,905.00
INVOICE: 8873								
118670	01/14/26	3204	494340	T	03/24/26	56091010 40514	CONTRACT SERVICES	6,905.00
INVOICE: 8893								
118674	02/11/26	3204	494340	T	03/24/26	56091010 40514	CONTRACT SERVICES	6,905.00
INVOICE: 8929								
118675	02/11/26	3204	494340	T	03/24/26	56091010 40514	CONTRACT SERVICES	15,000.00
INVOICE: 8930								
118677	10/10/25	3204	494340	T	03/24/26	50410060 40514	CONTRACT SERVICES	12,750.00
INVOICE: 8784								
118678	10/10/25	3204	494340	T	03/24/26	60031030 40514	CONTRACT SERVICES	20,000.00
INVOICE: 8799								
118680	11/12/25	3204	494340	T	03/24/26	60031030 40514	CONTRACT SERVICES	19,600.00
INVOICE: 8832								
118682	12/12/25	3204	494340	T	03/24/26	60031030 40514	CONTRACT SERVICES	2,800.00
INVOICE: 8872								
118683	01/14/26	3204	494340	T	03/24/26	60031030 40514	CONTRACT SERVICES	2,800.00
INVOICE: 8892								
118684	02/11/26	3204	494340	T	03/24/26	60031030 40514	CONTRACT SERVICES	2,800.00
INVOICE: 8928								
VENDOR TOTALS		.00 YTD INVOICED				353,437.02 YTD PAID		164,800.00
109425 LEAD TECH ENVIRONMENTAL								
119601	02/18/26		494231	P	03/24/26	72748420 40514	CONTRACT SERVICES	1,715.00
INVOICE: 17505								
VENDOR TOTALS		1,495.00 YTD INVOICED				10,502.00 YTD PAID		1,715.00
124285 LEE, ANGELA								
119672	03/10/26		494341	T	03/24/26	10041030 41514	OPERATING SUPPLIES	68.75
INVOICE: 7								

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	VENDOR TOTALS	.00 YTD INVOICED		310.43 YTD PAID					68.75
94489	LIEBERT CASSIDY WHITMORE								
	118696	01/31/26		494342	T	03/24/26	10021010 40514	CONTRACT SERVICES	190.00
	INVOICE: 316113								
	VENDOR TOTALS	.00 YTD INVOICED		16,709.30 YTD PAID					190.00
106227	LITTLETON, ALICE								
	119842	03/04/26		494343	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	805.00
	INVOICE: Winter/Spring 2026								
	VENDOR TOTALS	.00 YTD INVOICED		5,600.00 YTD PAID					805.00
124545	LOGAN, JAREE								
	106547	08/04/25		494232	P	03/24/26	10000109 51921	AQUATICS PROGRAM	51.00
	INVOICE: REFUND 08/04/25								
	VENDOR TOTALS	.00 YTD INVOICED		51.00 YTD PAID					51.00
124751	LOPEZ, CHRISTINA								
	119887	01/20/26		494233	P	03/24/26	10000109 51929	RECREATION CLASSES	42.50
	INVOICE: REFUND 01/20/26								
	VENDOR TOTALS	.00 YTD INVOICED		42.50 YTD PAID					42.50
123129	L.A. COUNTY METROPOLITAN TRANSPORTATION AUTHORITY								
	118836	02/28/26		494344	T	03/24/26	28034000 44634	BUS SUBSIDY ELDERLY&HANDI	33.60
	INVOICE: 6026863								
	VENDOR TOTALS	.00 YTD INVOICED		268.80 YTD PAID					33.60
117186	LOS ANGELES COUNTY, SANITATION DIST.OFFICE#5								
	118740	02/11/26		494234	P	03/24/26	56091010 40514	CONTRACT SERVICES	183.00
	INVOICE: DB5-4041009903-025								
	VENDOR TOTALS	.00 YTD INVOICED		183.00 YTD PAID					183.00
123341	LOTUS TELECOMMUNICATIONS, LLC								
	119781	03/10/26	2959	494345	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	2,073.00
	INVOICE: LTC26-0011								
	VENDOR TOTALS	.00 YTD INVOICED		10,854.54 YTD PAID					2,073.00
124525	TRILLIUM INVESTMENTS LLC								
	119603	02/16/26		494346	T	03/24/26	60031030 45144	GASOLINE & OIL	555.39
	INVOICE: 261885087								
	VENDOR TOTALS	110.10 YTD INVOICED		1,712.90 YTD PAID					555.39

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117975	LUCERO, MATTHEW									
	118843	02/09/26		494347	T	03/24/26	10001224	45124	EDUCATIONAL REIMBURSEMENT	675.00
	INVOICE: EDUC. BCJ 563									
	VENDOR TOTALS		.00 YTD INVOICED				5,961.76 YTD PAID			675.00
14145	M & K METAL CO.									
	118815	02/24/26		494348	T	03/24/26	10061100	42014	REPAIR & MAINTENANCE SUPP	402.60
	INVOICE: 419224									
	119768	02/18/26		494348	T	03/24/26	60031030	42064	PARTS	38.94
	INVOICE: 418699									
	VENDOR TOTALS		.00 YTD INVOICED				441.54 YTD PAID			441.54
118503	MAJCHEREK, MARIA									
	118856	03/05/26		494349	T	03/24/26	10042010	45584	HEALTH AND WELLNESS	498.60
	INVOICE: Wellness4									
	VENDOR TOTALS		.00 YTD INVOICED				498.60 YTD PAID			498.60
111966	MARTINEZ LANDSCAPING CO.									
	118664	02/24/26	3203	494235	P	03/24/26	28034000	47744	SAFER TRANSIT MOVEMENTS	905,942.73
	INVOICE: 7									
	119871	02/02/26	3058	494235	P	03/24/26	10061100	40514	CONTRACT SERVICES	30,482.40
	INVOICE: 124425									
	119872	02/02/26	3058	494235	P	03/24/26	10061100	40514	CONTRACT SERVICES	30,482.00
	INVOICE: 124426									
	VENDOR TOTALS		.00 YTD INVOICED				10,125,240.34 YTD PAID			966,907.13
122277	MASTON, CAROL L.									
	119689	01/07/26		494350	T	03/24/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 01-07-2026									
	119690	02/04/26		494350	T	03/24/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 02-04-2026									
	119696	12/03/25		494350	T	03/24/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 12-03-2025									
	VENDOR TOTALS		.00 YTD INVOICED				450.00 YTD PAID			150.00
124561	MBAISE FAMILY ASSOCIATION									
	107851	02/12/25		494236	P	03/24/26	990	22100	REC & COMM SVC DONATIONS	1,200.00
	INVOICE: REFUND									
	VENDOR TOTALS		.00 YTD INVOICED				1,200.00 YTD PAID			1,200.00
123225	MCGEE, EBONY J.									
	118586	01/30/26	2945	494351	T	03/24/26	10013010	40514	CONTRACT SERVICES	15,039.58
	INVOICE: 0000240									

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	VENDOR TOTALS		.00 YTD INVOICED				199,589.66 YTD PAID		15,039.58
122208	MCKESSON MEDICAL-SURGICAL								
	118705	02/24/26		494352	T	03/24/26	10002219 41514	OPERATING SUPPLIES	977.51
	INVOICE:	25105838							
	118707	02/24/26		494352	T	03/24/26	10002219 41514	OPERATING SUPPLIES	38.25
	INVOICE:	25105848							
	VENDOR TOTALS		1,077.92 YTD INVOICED				7,387.30 YTD PAID		1,015.76
118734	MEDIA CONTROL SYSTEMS LLC.								
	118651	01/13/26		494353	T	03/24/26	10610010 41514	OPERATING SUPPLIES	206.72
	INVOICE:	00004333							
	VENDOR TOTALS		1,600.00 YTD INVOICED				1,806.72 YTD PAID		206.72
100108	MERRIMAC PETROLEUM, INC.								
	118877	03/05/26	2965	494354	T	03/24/26	60031030 45144	GASOLINE & OIL	13,082.47
	INVOICE:	2245831							
	118878	02/11/26	2965	494354	T	03/24/26	60031030 45144	GASOLINE & OIL	13,594.48
	INVOICE:	2245299							
	118879	02/24/26	2965	494354	T	03/24/26	60031030 45144	GASOLINE & OIL	12,604.53
	INVOICE:	2245553							
	VENDOR TOTALS		35,779.87 YTD INVOICED				317,421.65 YTD PAID		39,281.48
123575	MISSION LINEN SUPPLY								
	118692	12/08/25		494355	T	03/24/26	10061070 41514	OPERATING SUPPLIES	52.37
	INVOICE:	525112099							
	119706	03/09/26		494355	T	03/24/26	10061070 41514	OPERATING SUPPLIES	61.78
	INVOICE:	525635066							
	VENDOR TOTALS		148.94 YTD INVOICED				2,873.47 YTD PAID		114.15
115113	MITSUBISHI ELECTRIC &								
	118873	03/01/26		494356	T	03/24/26	10001221 42024	BUILDING MAINTENANCE	741.26
	INVOICE:	560055							
	VENDOR TOTALS		689.41 YTD INVOICED				6,674.49 YTD PAID		741.26
121860	MOCTEZUMA, HILDA								
	118863	02/08/26		494357	T	03/24/26	10016020 45584	HEALTH AND WELLNESS	162.43
	INVOICE:	REQ#2000-115000							
	VENDOR TOTALS		.00 YTD INVOICED				162.43 YTD PAID		162.43
123082	MPD PLUMBING, INC.								
	119602	02/16/26		494358	T	03/24/26	46847150 42024	BUILDING MAINTENANCE	250.00
	INVOICE:	WO#021626							

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	VENDOR TOTALS	.00 YTD INVOICED					1,985.00 YTD PAID			250.00
122051	MRI SOFTWARE, LLC									
	118673	02/28/26		494359	T	03/24/26	81044010	40514	CONTRACT SERVICES	2,472.00
	INVOICE: MRIUS2706822									
	VENDOR TOTALS	.00 YTD INVOICED					3,697.00 YTD PAID			2,472.00
124744	MUSLIM AMERICAN SOCIETY - GREATER LOS ANGELES									
	119606	02/13/26		494237	P	03/24/26	990	22100	REC & COMM SVC DONATIONS	600.00
	INVOICE: REFUND 02/13/26									
	VENDOR TOTALS	.00 YTD INVOICED					600.00 YTD PAID			600.00
122991	NEVCO SPORTS, LLC.									
	119708	12/17/25		494360	T	03/24/26	10061050	42024	BUILDING MAINTENANCE	340.56
	INVOICE: 0000270916									
	VENDOR TOTALS	.00 YTD INVOICED					502.62 YTD PAID			340.56
113242	NORMAN, KEITH									
	118826	02/28/26		494361	T	03/24/26	10061050	40264	CONTRACT LABOR SALARIES	245.00
	INVOICE: 1									
	VENDOR TOTALS	.00 YTD INVOICED					430.00 YTD PAID			245.00
119650	NORTH HAWTHORNE NEIGHBOR.ASSC.									
	119838	03/11/26		494238	P	03/24/26	10010411	44104	EVENT ALLOTMENT - F. JOHN	500.00
	INVOICE: 0311261									
	VENDOR TOTALS	.00 YTD INVOICED					500.00 YTD PAID			500.00
111713	OCEANGATE PROPERTIES INC									
	118738	04/01/26		494239	P	03/24/26	46101112	46304	TAX INCREMENT REIMBURSEME	39,209.15
	INVOICE: OPA PARCEL 1 APR'26									
	VENDOR TOTALS	407,194.69 YTD INVOICED					446,403.84 YTD PAID			39,209.15
123279	ODP BUSINESS SOLUTIONS, LLC									
	118676	02/26/26		494362	T	03/24/26	81044010	40514	CONTRACT SERVICES	91.79
	INVOICE: 459914913001									
	119671	03/05/26		494362	T	03/24/26	10017010	41514	OPERATING SUPPLIES	51.87
	INVOICE: 455193573001									
	119839	03/04/26		494362	T	03/24/26	10061060	41514	OPERATING SUPPLIES	45.97
	INVOICE: 459955759001									
	VENDOR TOTALS	3,829.70 YTD INVOICED					28,345.47 YTD PAID			189.63
123098	ORKIN SERVICES OF CALIFORNIA, INC									
	118704	02/26/26		494365	T	03/24/26	10001221	41514	OPERATING SUPPLIES	156.36

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	INVOICE: 292125902								
	118819	02/19/26		494363	T	03/24/26	10041050 40514	CONTRACT SERVICES	172.01
	INVOICE: 292125886								
	118820	12/02/25		494364	T	03/24/26	10041050 40514	CONTRACT SERVICES	154.00
	INVOICE: 288979130								
	VENDOR TOTALS		276.00 YTD INVOICED				10,413.25 YTD PAID		482.37
121441	OSI HARDWARE, INC.								
	118806	02/27/26	2984	494366	T	03/24/26	10001222 47404	MACHINERY & EQUIPMENT	763.41
	INVOICE: 3738251								
	VENDOR TOTALS		.00 YTD INVOICED				763.41 YTD PAID		763.41
109403	PACE, MICHELLE								
	119779	02/26/26		494367	T	03/24/26	10021010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: REIMB. 01/17/2026								
	VENDOR TOTALS		.00 YTD INVOICED				500.00 YTD PAID		500.00
99213	PARKHOUSE TIRE, INC.								
	119731	01/09/26	3032	494368	T	03/24/26	60031030 42554	TIRES	915.27
	INVOICE: 1011069235								
	119733	01/06/26	3032	494368	T	03/24/26	60031030 42554	TIRES	614.42
	INVOICE: 1011069219								
	119752	01/06/26	3032	494368	T	03/24/26	60031030 42554	TIRES	409.61
	INVOICE: 1011069052								
	VENDOR TOTALS		.00 YTD INVOICED				20,199.88 YTD PAID		1,939.30
124657	PET ASSURE CORP								
	119666	03/05/26		494369	T	03/24/26	990 20900	INSURANCE BENEFITS	18.50
	INVOICE: 244082								
	VENDOR TOTALS		.00 YTD INVOICED				74.00 YTD PAID		18.50
123188	PETDATA, INC.								
	118574	12/31/24		494240	P	03/24/26	10000103 51332	ANIMAL LICENSES	2,174.61
	INVOICE: 13680								
	VENDOR TOTALS		.00 YTD INVOICED				4,280.58 YTD PAID		2,174.61
109749	PLUMBERS DEPOT								
	119884	03/09/26		494370	T	03/24/26	10061120 41514	OPERATING SUPPLIES	762.56
	INVOICE: PD-60808								
	VENDOR TOTALS		.00 YTD INVOICED				4,168.95 YTD PAID		762.56
124647	HERITAGE POOL SUPPLY GROUP, INC.								
	118633	02/03/26		494371	T	03/24/26	10061090 42124	SWIM POOL MAINTENANCE	1,605.69
	INVOICE: 0024905433-001								

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	VENDOR TOTALS		.00 YTD INVOICED				2,073.51 YTD PAID		1,605.69
123055	PEACE OFFICERS RESEARCH ASSOCIATION OF CALIFORNIA								
	118702	02/27/26		494241	P	03/24/26	10002208 41514	OPERATING SUPPLIES	36.00
	INVOICE: 517520								
	VENDOR TOTALS		.00 YTD INVOICED				108.00 YTD PAID		36.00
104719	PORAC LEGAL DEFENSE FUND								
	118839	03/04/26		494242	P	03/24/26	10002208 41514	OPERATING SUPPLIES	120.00
	INVOICE: 885803								
	VENDOR TOTALS		.00 YTD INVOICED				360.00 YTD PAID		120.00
16650	PRUDENTIAL OVERALL SUPPLY								
	119763	03/05/26		494372	T	03/24/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43101453								
	119765	02/26/26		494372	T	03/24/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43099662								
	119766	02/26/26		494372	T	03/24/26	60031030 40514	CONTRACT SERVICES	75.00
	INVOICE: 43099663								
	119770	02/19/26		494372	T	03/24/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43098186								
	119771	02/12/26		494372	T	03/24/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43096178								
	119772	02/12/26		494372	T	03/24/26	60031030 40514	CONTRACT SERVICES	75.00
	INVOICE: 43096179								
	VENDOR TOTALS		231.50 YTD INVOICED				4,952.88 YTD PAID		480.60
118988	QUADIENT FINANCE USA, INC.								
	118735	02/25/26	2912	494373	T	03/24/26	10011500 43044	POSTAGE	4,536.00
	INVOICE: 022526								
	VENDOR TOTALS		.00 YTD INVOICED				27,178.28 YTD PAID		4,536.00
122873	QUADIENT LEASING USA, INC.								
	118582	02/17/26		494374	T	03/24/26	10011500 43044	POSTAGE	1,073.27
	INVOICE: Q2233852								
	VENDOR TOTALS		.00 YTD INVOICED				3,219.81 YTD PAID		1,073.27
123536	R & A TANK TECHNOLOGIES LLC								
	119598	02/03/26		494375	T	03/24/26	60031030 40514	CONTRACT SERVICES	473.50
	INVOICE: 012026-35								
	119599	02/04/26		494375	T	03/24/26	60031030 40514	CONTRACT SERVICES	300.00
	INVOICE: 010127-11								
	VENDOR TOTALS		700.00 YTD INVOICED				11,230.00 YTD PAID		773.50

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123013	RACE TELECOMMUNICATIONS, INC.								
	118804	03/01/26	2982	494243	P	03/24/26	10001222 43054	TELEPHONE	2,893.36
	INVOICE: RC2052806								
	VENDOR TOTALS	2,805.00 YTD INVOICED					25,377.54 YTD PAID		2,893.36
112503	REDFLEX TRAFFIC SYSTEMS, INC.								
	118794	02/28/26	2947	494376	T	03/24/26	10000104 51431	VEHICLE CODE FINES	22,404.32
	INVOICE: INV0117723								
	VENDOR TOTALS	22,432.29 YTD INVOICED					201,803.22 YTD PAID		22,404.32
123234	REECE SUPPLY, LLC								
	118816	09/15/25		494378	T	03/24/26	10061100 42014	REPAIR & MAINTENANCE SUPP	84.84
	INVOICE: S121688979.001								
	119878	03/04/26		494377	T	03/24/26	10061120 41514	OPERATING SUPPLIES	108.93
	INVOICE: S122920919.001								
	VENDOR TOTALS	.00 YTD INVOICED					6,394.53 YTD PAID		193.77
115776	REPUBLIC SERVICES								
	119716	02/28/26		494379	T	03/24/26	46615731 45444	UTILITIES	807.40
	INVOICE: 0902-013970337								
	119717	02/28/26		494379	T	03/24/26	46515730 45444	UTILITIES	558.50
	INVOICE: 0902-013970336								
	119718	02/28/26		494379	T	03/24/26	46447150 45444	UTILITIES	272.11
	INVOICE: 0902-013980317								
	119719	02/28/26		494379	T	03/24/26	46715732 45444	UTILITIES	425.57
	INVOICE: 0902-013971647								
	VENDOR TOTALS	.00 YTD INVOICED					121,820.08 YTD PAID		2,063.58
124155	JESSICA REYES								
	119774	01/12/26		494380	T	03/24/26	10041010 45584	HEALTH AND WELLNESS	29.62
	INVOICE: 01/12/2026								
	VENDOR TOTALS	.00 YTD INVOICED					228.40 YTD PAID		29.62
112919	RICOH USA, INC.								
	118875	03/06/26	2981	494381	T	03/24/26	10001222 40614	CITY PRINT SERVICES	4,543.28
	INVOICE: 9033576873								
	118875	03/06/26		494381	T	03/24/26	81044010 41154	COPIER PRINT SERVICES	249.41
	INVOICE: 9033576873								
	VENDOR TOTALS	.00 YTD INVOICED					233,707.57 YTD PAID		4,792.69
111254	ROADLINE PRODUCTS INC USA								
	118824	02/04/26		494382	T	03/24/26	22541060 42014	REPAIR & MAINTENANCE SUPP	2,425.75
	INVOICE: 22455								
	118825	02/04/26		494382	T	03/24/26	10041120 41404	MATERIALS, SUPPLIES & OTH	176.80
	INVOICE: 22456								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	9,060.23 YTD INVOICED			34,825.65 YTD PAID				2,602.55
124323	ROBERT HALF, INC.								
	118529	02/23/26		494383	T	03/24/26	10001222 40514	CONTRACT SERVICES	1,043.96
	INVOICE:	65935277							
	118793	03/02/26		494383	T	03/24/26	10001222 40514	CONTRACT SERVICES	3,511.49
	INVOICE:	65959016							
	119793	03/09/26		494383	T	03/24/26	10001222 40514	CONTRACT SERVICES	1,518.48
	INVOICE:	65985357							
	VENDOR TOTALS	13,277.00 YTD INVOICED			112,349.66 YTD PAID				6,073.93
108311	RODARTE, ELEAZAR								
	119844	03/04/26		494384	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	1,008.00
	INVOICE:	Winter/Spring 2026							
	VENDOR TOTALS	.00 YTD INVOICED			4,088.00 YTD PAID				1,008.00
121424	ROGERS,ANDERSON,MALODY & SCOTT, LLP								
	119866	01/31/26	3052	494385	T	03/24/26	10016010 40524	AUDITING	17,420.00
	INVOICE:	79688							
	119867	01/31/26	3052	494385	T	03/24/26	10016010 40524	AUDITING	560.00
	INVOICE:	79689							
	119867	01/31/26	3052	494385	T	03/24/26	29054010 40514	CONTRACT SERVICES	5,940.00
	INVOICE:	79689							
	VENDOR TOTALS	.00 YTD INVOICED			67,070.00 YTD PAID				23,920.00
124626	ROMERO JESSICA								
	119726	03/03/26		494386	T	03/24/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE:	3-3-26							
	VENDOR TOTALS	.00 YTD INVOICED			150.00 YTD PAID				50.00
100409	S W R C B ACCOUNTING OFFICE								
	119715	02/25/26	3146	494244	P	03/24/26	28902421 40514	CONTRACT SERVICES	204.15
	INVOICE:	SC-154022							
	VENDOR TOTALS	.00 YTD INVOICED			63,780.78 YTD PAID				204.15
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	118882	02/23/26	3001	494387	T	03/24/26	60031030 42554	TIRES	268.70
	INVOICE:	35295							
	118883	02/17/26	3001	494387	T	03/24/26	60031030 42554	TIRES	125.00
	INVOICE:	35249							
	119757	02/10/26	3001	494387	T	03/24/26	60031030 42554	TIRES	328.13
	INVOICE:	35199							
	119758	02/24/26	3001	494387	T	03/24/26	60031030 42554	TIRES	100.00
	INVOICE:	35310							
	119759	02/10/26	3001	494387	T	03/24/26	60031030 42554	TIRES	100.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 35186								
	VENDOR TOTALS		1,706.10 YTD INVOICED				10,090.02 YTD PAID		921.83
108274	SANTA MONICA-UCLA								
	118712	02/20/26		494388	T	03/24/26	10002215 45024	FORENSIC TESTING	1,029.00
	INVOICE: 28200841								
	VENDOR TOTALS		.00 YTD INVOICED				8,232.00 YTD PAID		1,029.00
124737	SAUCEDO, BRISA								
	118857	12/05/25		494245	P	03/24/26	10000109 51928	YOUTH SPORTS	61.20
	INVOICE: REFUND 12/05/25								
	VENDOR TOTALS		.00 YTD INVOICED				61.20 YTD PAID		61.20
92121	SAXE-CLIFFORD PH.D, SUSAN								
	119656	03/05/26		494389	T	03/24/26	10017010 45324	PHYSICAL EXAMINATIONS	450.00
	INVOICE: 26-0305-4								
	119657	01/12/26		494389	T	03/24/26	10017010 45324	PHYSICAL EXAMINATIONS	900.00
	INVOICE: 26-0112-1								
	VENDOR TOTALS		.00 YTD INVOICED				1,800.00 YTD PAID		1,350.00
118382	FITCH, ROBERT A.								
	119841	03/04/26		494390	T	03/24/26	10061020 40264	CONTRACT LABOR SALARIES	2,429.00
	INVOICE: Winter/Spring Karate								
	VENDOR TOTALS		.00 YTD INVOICED				16,839.20 YTD PAID		2,429.00
17550	SEERS LUMBER CO INC								
	119698	02/26/26		494391	T	03/24/26	10061050 42024	BUILDING MAINTENANCE	1,183.46
	INVOICE: 120297								
	VENDOR TOTALS		13.58 YTD INVOICED				4,026.41 YTD PAID		1,183.46
124733	SINGLETON, SEBASTIAN								
	118829	02/28/26		494392	T	03/24/26	10061050 40264	CONTRACT LABOR SALARIES	140.00
	INVOICE: 1								
	VENDOR TOTALS		.00 YTD INVOICED				140.00 YTD PAID		140.00
17651	SMARDAN SUPPLY CO.								
	118809	02/05/26		494393	T	03/24/26	10061100 42014	REPAIR & MAINTENANCE SUPP	108.26
	INVOICE: S4330799.001								
	VENDOR TOTALS		.00 YTD INVOICED				1,551.37 YTD PAID		108.26
101153	SOUTH BAY FORD								
	117488	01/29/26	2973	494394	T	03/24/26	60031030 42064	PARTS	2,886.00
	INVOICE: 531023								

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
117489	01/16/26	2973	494394	T	03/24/26	60031030 42064	PARTS	47.21
INVOICE: 573103								
117490	01/05/26	2973	494394	T	03/24/26	60031030 42064	PARTS	508.93
INVOICE: 571281								
117491	01/05/26	2973	494394	T	03/24/26	60031030 42064	PARTS	2,357.63
INVOICE: 571292								
117492	01/05/26	2973	494394	T	03/24/26	60031030 42064	PARTS	19.89
INVOICE: 570777								
117493	01/06/26	2973	494394	T	03/24/26	60031030 42064	PARTS	561.49
INVOICE: 571474								
117495	01/06/26	2973	494394	T	03/24/26	60031030 42064	PARTS	249.22
INVOICE: 571480								
117496	01/07/26	2973	494394	T	03/24/26	60031030 42064	PARTS	744.04
INVOICE: 571560								
117497	01/07/26	2973	494394	T	03/24/26	60031030 42064	PARTS	6.63
INVOICE: 571694								
117498	01/07/26	2973	494394	T	03/24/26	60031030 42064	PARTS	60.69
INVOICE: 571690								
117499	01/07/26	2973	494394	T	03/24/26	60031030 42064	PARTS	55.54
INVOICE: 571478								
117500	01/08/26	2973	494394	T	03/24/26	60031030 42064	PARTS	353.78
INVOICE: 571908								
117501	01/08/26	2973	494394	T	03/24/26	60031030 42064	PARTS	116.95
INVOICE: 571915								
117503	01/08/26	2973	494394	T	03/24/26	60031030 42064	PARTS	122.19
INVOICE: 571949								
117504	01/12/26	2973	494394	T	03/24/26	60031030 42064	PARTS	118.73
INVOICE: 572250								
117505	01/14/26	2973	494394	T	03/24/26	60031030 42064	PARTS	579.24
INVOICE: 572780								
117506	01/13/26	2973	494394	T	03/24/26	60031030 42064	PARTS	673.61
INVOICE: 572513								
117507	01/13/26	2973	494394	T	03/24/26	60031030 42064	PARTS	1,347.22
INVOICE: 572512								
117508	01/13/26	2973	494394	T	03/24/26	60031030 42064	PARTS	983.36
INVOICE: 572508								
117509	01/13/26	2973	494394	T	03/24/26	60031030 42064	PARTS	845.10
INVOICE: 572407								
117510	01/15/26	2973	494394	T	03/24/26	60031030 42064	PARTS	517.14
INVOICE: 572725								
117511	01/16/26	2973	494394	T	03/24/26	60031030 42064	PARTS	302.47
INVOICE: 573227								
117512	01/20/26	2973	494394	T	03/24/26	60031030 42064	PARTS	1,347.22
INVOICE: 573526								
117513	01/26/26	2973	494394	T	03/24/26	60031030 42064	PARTS	3,368.04
INVOICE: 574373								
117514	01/26/26	2973	494394	T	03/24/26	60031030 42064	PARTS	2,140.16
INVOICE: 574426								
117515	01/29/26	2973	494394	T	03/24/26	60031030 42064	PARTS	221.28
INVOICE: 574914								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		.00 YTD INVOICED				203,361.33 YTD PAID		20,533.76
17857	SOUTH BAY REGIONAL PUBLIC								
	117374	01/21/26	3178	494395	T	03/24/26	60031030 47404	MACHINERY & EQUIPMENT	665.00
	INVOICE: 04726								
	117375	01/21/26	3178	494395	T	03/24/26	60031030 47404	MACHINERY & EQUIPMENT	4,495.78
	INVOICE: 04728								
	117377	01/22/26	3178	494395	T	03/24/26	60031030 47404	MACHINERY & EQUIPMENT	665.00
	INVOICE: 04740								
	118855	03/02/26	2919	494395	T	03/24/26	10050121 43014	SB REG PUBLIC COMM AUTHOR	491,516.99
	INVOICE: 04742								
	VENDOR TOTALS		1,060,762.15 YTD INVOICED				3,154,005.46 YTD PAID		497,342.77
123166	CHARTER COMMUNICATIONS HOLDINGS, LLC								
	118718	03/01/26		494397	T	03/24/26	10001221 40514	CONTRACT SERVICES	1,164.38
	INVOICE: 235268301030126								
	118881	03/07/26	2977	494396	T	03/24/26	10001222 43054	TELEPHONE	3,080.00
	INVOICE: 188392501030726								
	VENDOR TOTALS		5,322.84 YTD INVOICED				58,015.52 YTD PAID		4,244.38
98746	STATE OF CALIFORNIA, DEPT OF JUSTICE								
	119658	02/05/26		494246	P	03/24/26	10017010 45054	TESTING EXPENSE	488.00
	INVOICE: 021355								
	VENDOR TOTALS		.00 YTD INVOICED				3,538.00 YTD PAID		488.00
102399	STATEN, NATALIE								
	118688	02/17/26		494398	T	03/24/26	10016020 45584	HEALTH AND WELLNESS	500.00
	INVOICE: WELLNESS/HEALTH								
	VENDOR TOTALS		.00 YTD INVOICED				1,000.00 YTD PAID		500.00
124007	THE FELDHAKE LAW FIRM, APC								
	118697	03/02/26	3042	494399	T	03/24/26	25019020 40514	CONTRACT SERVICES	2,812.00
	INVOICE: 57295								
	VENDOR TOTALS		4,952.50 YTD INVOICED				38,102.29 YTD PAID		2,812.00
105802	THE SAFEMART OF SO. CALIF.								
	119713	02/26/26		494400	T	03/24/26	10061050 42024	BUILDING MAINTENANCE	403.89
	INVOICE: 2626								
	119714	03/05/26		494400	T	03/24/26	10061120 42014	REPAIR & MAINTENANCE SUPP	93.24
	INVOICE: 2642								
	VENDOR TOTALS		44.20 YTD INVOICED				3,356.04 YTD PAID		497.13
113121	TOTAL ADMINISTRATION SVCS CORP								
	119659	02/27/26		494247	P	03/24/26	10017010 40514	CONTRACT SERVICES	452.43

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: IN3693755								
	VENDOR TOTALS	12,035.79 YTD INVOICED					89,877.59 YTD PAID		452.43
123815	TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS,INC								
	118716	03/01/26		494248	P	03/24/26	10002215 40514	CONTRACT SERVICES	332.00
	INVOICE: 777625-202602-1								
	VENDOR TOTALS	.00 YTD INVOICED					2,802.05 YTD PAID		332.00
105489	TYLER TECHNOLOGIES								
	118531	10/01/24	2976	494401	T	03/24/26	10001222 40514	CONTRACT SERVICES	360.00
	INVOICE: 025-479301								
	118532	01/01/25	2976	494401	T	03/24/26	10001222 40514	CONTRACT SERVICES	1,440.00
	INVOICE: 025-488787								
	118671	12/31/25	2976	494401	T	03/24/26	10001222 40514	CONTRACT SERVICES	104,948.92
	INVOICE: CI100-00243853								
	118671	12/31/25	2976	494401	T	03/24/26	10110010 40964	ENERGOV VIRTUAL CITY HALL	68,088.00
	INVOICE: CI100-00243853								
	VENDOR TOTALS	7,622.97 YTD INVOICED					192,514.89 YTD PAID		174,836.92
120022	TYSL, JEFFREY J.								
	118715	02/04/26		494402	T	03/24/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	163.11
	INVOICE: REIMB. 12/21/25								
	VENDOR TOTALS	.00 YTD INVOICED					163.11 YTD PAID		163.11
106043	VISTA PAINT CORPORATION								
	118813	02/27/26		494403	T	03/24/26	10061100 41514	OPERATING SUPPLIES	137.27
	INVOICE: 2026-284286-00								
	VENDOR TOTALS	371.66 YTD INVOICED					20,304.54 YTD PAID		137.27
121110	VITAL MEDICAL SERVICES, LLC								
	118870	02/28/26	3072	494404	T	03/24/26	10002220 40724	MEDICAL & AMBULANCE	1,472.00
	INVOICE: 4836								
	119778	02/28/26	3072	494404	T	03/24/26	10002220 40724	MEDICAL & AMBULANCE	3,940.00
	INVOICE: 4835								
	VENDOR TOTALS	.00 YTD INVOICED					51,928.00 YTD PAID		5,412.00
110730	WALKER, JOYCELYN								
	118841	02/12/26		494405	T	03/24/26	10021010 45584	HEALTH AND WELLNESS	80.00
	INVOICE: REIMB. 1/16/26								
	VENDOR TOTALS	.00 YTD INVOICED					2,696.62 YTD PAID		80.00
121370	WARD, JACQUOBY								
	118830	02/28/26		494406	T	03/24/26	10061050 40264	CONTRACT LABOR SALARIES	70.00
	INVOICE: 1								

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	VENDOR TOTALS		.00 YTD INVOICED				70.00 YTD PAID		70.00
124739	WILSON, ALBERT								
	118859	01/15/26		494249	P	03/24/26	10000109 51923	FACILITY RENTAL	54.00
	INVOICE:	REFUND 01/15/26							
	VENDOR TOTALS		.00 YTD INVOICED				54.00 YTD PAID		54.00
123165	WOUNDED HEROES OF AMERICA								
	119823	03/10/26		494250	P	03/24/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	500.00
	INVOICE:	03102026							
	VENDOR TOTALS		.00 YTD INVOICED				1,500.00 YTD PAID		500.00
124082	ZARABI ENTERPRISES, INC.								
	118747	01/30/26		494251	P	03/24/26	29054010 40514	CONTRACT SERVICES	925.00
	INVOICE:	6470							
	118840	01/30/26		494251	P	03/24/26	29054010 40514	CONTRACT SERVICES	925.00
	INVOICE:	6470							
	VENDOR TOTALS		.00 YTD INVOICED				1,850.00 YTD PAID		1,850.00
								REPORT TOTALS	3,824,730.04

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	34	2,184,611.62
TOTAL EFT TRANSFERS	155	1,640,118.42

** END OF REPORT - Generated by Shuntell Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 24, 2026

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Housing Authority Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
3/24/26	81780	81782	HOUSING	427.76
4/1/26	81783	82100	HOUSING	943,264.44
4/1/26	82101	82114	HOUSING	28,343.44
*** Emergency Issue - for ratification only**				972,035.64

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

City of Hawthorne, CA

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123058	ACCESS INFORMATION INTERMEDIATE HOLDINGS I, LLC.								
	118722	02/28/26		81782	T	03/24/26	81044010 41514	OPERATING SUPPLIES	76.45
	INVOICE: 12076762								
	VENDOR TOTALS		.00 YTD INVOICED				18,975.61 YTD PAID		76.45
112237	T-MOBILE								
	118810	02/21/26		81780	P	03/24/26	81044010 43054	TELEPHONE	262.18
	INVOICE: FB982816099								
	VENDOR TOTALS		.00 YTD INVOICED				109,352.90 YTD PAID		262.18
113605	VERIZON WIRELESS								
	118805	02/23/26		81781	P	03/24/26	81044010 43054	TELEPHONE	89.13
	INVOICE: FB470985090-4								
	VENDOR TOTALS		.00 YTD INVOICED				59,624.64 YTD PAID		89.13
								REPORT TOTALS	427.76

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	2	351.31
TOTAL EFT TRANSFERS	1	76.45

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123883	11430 CEDAR AVE APARTMENTS LLC								
	119515	04/01/26		81784	T	04/01/26	81544100 45904	HOUSING VOUCHER	754.00
	INVOICE: 10780								
	VENDOR TOTALS	942.00 YTD INVOICED					9,044.00 YTD PAID		754.00
123039	11725 YORK, LLC								
	118901	04/01/26		81785	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,093.00
	INVOICE: 10882								
	118902	04/01/26		81785	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,116.00
	INVOICE: 8596								
	VENDOR TOTALS	1,932.00 YTD INVOICED					27,952.00 YTD PAID		4,209.00
123247	11841 GALE CROSS LLC								
	119373	04/01/26		81786	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,021.00
	INVOICE: 9136								
	VENDOR TOTALS	914.00 YTD INVOICED					9,782.00 YTD PAID		1,021.00
122747	12304 GREVILLEA LLC.								
	119493	04/01/26		81787	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,116.00
	INVOICE: 10622								
	VENDOR TOTALS	3,348.00 YTD INVOICED					26,156.00 YTD PAID		2,116.00
121806	12915 ROSELLE AVENUE, LLC.								
	119374	04/01/26		81788	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10438								
	119375	04/01/26		81788	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10561								
	119376	04/01/26		81788	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,719.00
	INVOICE: 10743								
	VENDOR TOTALS	5,004.00 YTD INVOICED					50,259.00 YTD PAID		5,027.00
123702	13526 KORNBLUM LLC								
	119472	04/01/26		81789	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,459.00
	INVOICE: 10016								
	119474	04/01/26		81789	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,293.00
	INVOICE: 10083								
	119481	04/01/26		81789	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 10266								
	119488	04/01/26		81789	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,103.00
	INVOICE: 10532								
	119543	04/01/26		81789	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,155.00
	INVOICE: 8319								
	119552	04/01/26		81789	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,302.00
	INVOICE: 9155								

PAID INVOICES REPORT

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	7,368.00 YTD INVOICED				74,416.00 YTD PAID			7,565.00
123706	13533 LEMOLI LLC								
	119480	04/01/26		81790	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,096.00
	INVOICE: 10227								
	119495	04/01/26		81790	T	04/01/26	83440010	45904 HOUSING VOUCHER	1,453.00
	INVOICE: 10679								
	VENDOR TOTALS	2,677.00 YTD INVOICED				26,505.00 YTD PAID			2,549.00
123705	13600 CHADRON LLC								
	119476	04/01/26		81791	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,359.00
	INVOICE: 10125								
	119484	04/01/26		81791	T	04/01/26	81544100	45904 HOUSING VOUCHER	640.00
	INVOICE: 10319								
	119490	04/01/26		81791	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,472.00
	INVOICE: 10582								
	119494	04/01/26		81791	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,675.00
	INVOICE: 10644								
	119531	04/01/26		81791	T	04/01/26	82044100	45904 HOUSING VOUCHER	1,161.00
	INVOICE: 10874								
	119548	04/01/26		81791	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,438.00
	INVOICE: 8794								
	119556	04/01/26		81791	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,204.00
	INVOICE: 9561								
	VENDOR TOTALS	9,632.00 YTD INVOICED				90,532.00 YTD PAID			8,949.00
123462	13601 KORNBLUM AVENUE LLC								
	119377	04/01/26		81792	T	04/01/26	81544100	45904 HOUSING VOUCHER	502.00
	INVOICE: 10130								
	119378	04/01/26		81792	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,341.00
	INVOICE: 10250								
	119379	04/01/26		81792	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,466.00
	INVOICE: 10604								
	119380	04/01/26		81792	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,308.00
	INVOICE: 8270								
	119381	04/01/26		81792	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,410.00
	INVOICE: 9723								
	119382	04/01/26		81792	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,600.00
	INVOICE: 9842								
	VENDOR TOTALS	7,634.00 YTD INVOICED				76,262.00 YTD PAID			7,627.00
105745	13615 CERISE AVENUE L.P.								
	118903	04/01/26		81793	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,359.00
	INVOICE: 10405								
	118904	04/01/26		81793	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,636.00
	INVOICE: 10588								
	118905	04/01/26		81793	T	04/01/26	82044100	45904 HOUSING VOUCHER	1,915.00

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	INVOICE: 10595								
	118906	04/01/26		81793	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10678								
	118907	04/01/26		81793	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,063.00
	INVOICE: 8010								
	VENDOR TOTALS		9,234.00 YTD INVOICED				78,913.00 YTD PAID		7,435.00
120429	13802 CERISE AVE LLC.								
	118908	04/01/26		81794	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,581.00
	INVOICE: 10108								
	118909	04/01/26		81794	T	04/01/26	81544100 45904	HOUSING VOUCHER	760.00
	INVOICE: 10219								
	118910	04/01/26		81794	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,395.00
	INVOICE: 9855								
	VENDOR TOTALS		5,053.00 YTD INVOICED				39,013.00 YTD PAID		3,736.00
123716	13921 YUKON AVE								
	119502	04/01/26		81795	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,398.00
	INVOICE: 10713								
	119509	04/01/26		81795	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,729.00
	INVOICE: 10759								
	VENDOR TOTALS		5,754.00 YTD INVOICED				33,897.00 YTD PAID		3,127.00
101895	139TH STREET ASSOCIATES								
	118911	04/01/26		81796	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,851.00
	INVOICE: 7024								
	VENDOR TOTALS		1,675.00 YTD INVOICED				17,341.00 YTD PAID		1,851.00
117074	2300 W. EL SEGUNDO LP								
	119383	04/01/26		81797	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,076.00
	INVOICE: 10572								
	119384	04/01/26		81797	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE: 10585								
	119385	04/01/26		81797	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,485.00
	INVOICE: 10597								
	119386	04/01/26		81797	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,075.00
	INVOICE: 10783								
	VENDOR TOTALS		6,032.00 YTD INVOICED				57,839.00 YTD PAID		5,769.00
122702	3 PEACOCKS LP.								
	118912	04/01/26		81798	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,461.00
	INVOICE: 10617								
	118913	04/01/26		81798	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,801.00
	INVOICE: 9389								

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	VENDOR TOTALS	2,996.00 YTD INVOICED				32,299.00 YTD PAID			3,262.00
121121	360PARTNERSHIP LP								
	118914	04/01/26		81799	T	04/01/26	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 10343								
	VENDOR TOTALS	888.00 YTD INVOICED				8,875.00 YTD PAID			887.00
121007	4037 W 142ND STREET PROPERTY, INC.								
	119389	04/01/26		81800	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,891.00
	INVOICE: 10782								
	VENDOR TOTALS	1,889.00 YTD INVOICED				18,894.00 YTD PAID			1,891.00
105695	4431 W. 118TH ST. LLC								
	118915	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,114.00
	INVOICE: 10220								
	118916	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 10326								
	118917	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,204.00
	INVOICE: 10393								
	118918	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	948.00
	INVOICE: 10440								
	118919	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,402.00
	INVOICE: 10598								
	118920	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,321.00
	INVOICE: 8324								
	118921	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,584.00
	INVOICE: 8887								
	118922	04/01/26		81801	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,112.00
	INVOICE: 9425								
	VENDOR TOTALS	9,287.00 YTD INVOICED				97,562.00 YTD PAID			9,849.00
124512	4436 137TH ST. LLC.								
	118989	04/01/26		81802	T	04/01/26	83440010 45904	HOUSING VOUCHER	314.00
	INVOICE: 10693								
	VENDOR TOTALS	781.00 YTD INVOICED				7,343.00 YTD PAID			314.00
123978	ABOLGHASSEM, ALI								
	119546	04/01/26		81803	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,070.00
	INVOICE: 8522								
	VENDOR TOTALS	2,594.00 YTD INVOICED				23,041.00 YTD PAID			2,070.00
121510	AC. MAZZEO LLC.								
	118923	04/01/26		81804	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,472.00
	INVOICE: 9525								

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VENDOR TOTALS	1,394.00 YTD INVOICED				14,096.00 YTD PAID			1,472.00
110532 ACCESS COMMUNITY HOUSING								
118924	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,380.00
INVOICE: 10003								
118925	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,323.00
INVOICE: 10170								
118926	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	943.00
INVOICE: 10202								
118927	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	773.00
INVOICE: 10316								
118928	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,720.00
INVOICE: 10333								
118929	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,562.00
INVOICE: 10384								
118930	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,470.00
INVOICE: 10409								
118931	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,839.00
INVOICE: 10457								
118932	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,359.00
INVOICE: 10472								
118933	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,324.00
INVOICE: 10525								
118934	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,135.00
INVOICE: 10662								
118935	04/01/26		81805	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,900.00
INVOICE: 10677								
118936	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	326.00
INVOICE: 4304								
118937	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,599.00
INVOICE: 4387								
118938	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,532.00
INVOICE: 6073								
118939	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,329.00
INVOICE: 7057								
118940	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,453.00
INVOICE: 8827								
118941	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,798.00
INVOICE: 9438								
118942	04/01/26		81805	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,277.00
INVOICE: 9736								
VENDOR TOTALS	16,116.00 YTD INVOICED				272,333.00 YTD PAID			27,042.00
123224 ACHATZ, RICHARD								
119497	04/01/26		81806	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,408.00
INVOICE: 10688								
119498	04/01/26		81806	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,503.00
INVOICE: 10690								

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	VENDOR TOTALS	2,911.00 YTD INVOICED				29,110.00 YTD PAID			2,911.00
121196	AESM, L.P.								
	118943	04/01/26		81807	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,690.00
	INVOICE: 10573								
	118944	04/01/26		81807	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 7043								
	118945	04/01/26		81807	T	04/01/26	81544100 45904	HOUSING VOUCHER	842.00
	INVOICE: 9902								
	VENDOR TOTALS	3,209.00 YTD INVOICED				35,068.00 YTD PAID			3,544.00
121406	AGRA ASSET MGMT., L.P.								
	119391	04/01/26		81808	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10827								
	119392	04/01/26		81808	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,195.00
	INVOICE: 10849								
	VENDOR TOTALS	2,953.00 YTD INVOICED				29,514.00 YTD PAID			2,945.00
124387	AJIE, IJEOMA								
	118946	04/01/26		81809	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,609.00
	INVOICE: 10240								
	VENDOR TOTALS	2,319.00 YTD INVOICED				24,140.00 YTD PAID			2,609.00
122546	AJITO, EMI								
	118947	04/01/26		81810	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,384.00
	INVOICE: 9760								
	VENDOR TOTALS	2,384.00 YTD INVOICED				23,840.00 YTD PAID			2,384.00
123266	AMERICAN NATIONAL REAL ESTATE								
	119393	04/01/26		81811	T	04/01/26	81544100 45904	HOUSING VOUCHER	833.00
	INVOICE: 10111								
	119394	04/01/26		81811	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,524.00
	INVOICE: 10524								
	119395	04/01/26		81811	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,345.00
	INVOICE: 10777								
	119396	04/01/26		81811	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,468.00
	INVOICE: 8674								
	119397	04/01/26		81811	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,250.00
	INVOICE: 9344								
	119398	04/01/26		81811	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,229.00
	INVOICE: 9593								
	VENDOR TOTALS	7,563.00 YTD INVOICED				84,462.00 YTD PAID			7,649.00
117676	AMINI, MORTEZA								
	118950	04/01/26		81812	T	04/01/26	81544100 45904	HOUSING VOUCHER	642.00

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	INVOICE: 10649								
	118951	04/01/26		81812	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,420.00
	INVOICE: 10840								
	118952	04/01/26		81812	T	04/01/26	81544100 45904	HOUSING VOUCHER	672.00
	INVOICE: 7035								
	VENDOR TOTALS	3,581.00 YTD INVOICED					37,697.00 YTD PAID		3,734.00
124097	AMS PROPERTIES								
	119537	04/01/26		81813	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,044.00
	INVOICE: 4200								
	VENDOR TOTALS	947.00 YTD INVOICED					10,049.00 YTD PAID		1,044.00
97386	ANASTASI CONSTRUCTION COMPANY, INC.								
	118953	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	876.00
	INVOICE: 10026								
	118954	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	224.00
	INVOICE: 10161								
	118955	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 10185								
	118956	04/01/26		81814	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10653								
	118957	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,694.00
	INVOICE: 10848								
	118958	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 8615								
	118959	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,264.00
	INVOICE: 8743								
	118960	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,244.00
	INVOICE: 8914								
	118961	04/01/26		81814	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,169.00
	INVOICE: 9245								
	VENDOR TOTALS	10,599.00 YTD INVOICED					105,932.00 YTD PAID		10,545.00
105935	ANDELIN, EVELYN								
	118962	04/01/26		81815	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10091								
	118963	04/01/26		81815	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10142								
	118964	04/01/26		81815	T	04/01/26	83440010 45904	HOUSING VOUCHER	975.00
	INVOICE: 10699								
	118965	04/01/26		81815	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,607.00
	INVOICE: 4693								
	118966	04/01/26		81815	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 8954								
	118967	04/01/26		81815	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 9151								
	118968	04/01/26		81815	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,198.00
	INVOICE: 9508								

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	VENDOR TOTALS		12,199.00 YTD INVOICED				113,607.00 YTD PAID		11,384.00
105854	ANDELIN, RICHARD								
	119184	04/01/26		81816	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,519.00
	INVOICE: 9713								
	VENDOR TOTALS		1,535.00 YTD INVOICED				15,302.00 YTD PAID		1,519.00
114626	ARANA SR., EDUARDO								
	119098	04/01/26		81817	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,124.00
	INVOICE: 6061								
	VENDOR TOTALS		1,124.00 YTD INVOICED				9,177.00 YTD PAID		1,124.00
121043	BARNES, GINA R.								
	118972	04/01/26		81818	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10328								
	VENDOR TOTALS		1,510.00 YTD INVOICED				16,197.00 YTD PAID		1,648.00
120507	BARSOUM, MAKARIOS								
	119198	04/01/26		81819	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,100.00
	INVOICE: 10485								
	119199	04/01/26		81819	T	04/01/26	81544100 45904	HOUSING VOUCHER	944.00
	INVOICE: 8504								
	VENDOR TOTALS		3,098.00 YTD INVOICED				21,295.00 YTD PAID		2,044.00
117697	BASKARON, EDWARD								
	119099	04/01/26		81820	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,095.00
	INVOICE: 8910								
	VENDOR TOTALS		1,833.00 YTD INVOICED				11,688.00 YTD PAID		1,095.00
123463	BEACH FRONT CLASSIC, LLC.								
	119390	04/01/26		81821	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10733								
	VENDOR TOTALS		1,382.00 YTD INVOICED				13,874.00 YTD PAID		1,391.00
101241	BENNETT, MARY E.								
	118973	04/01/26		81822	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,770.00
	INVOICE: 10490								
	118974	04/01/26		81822	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,808.00
	INVOICE: 10727								
	VENDOR TOTALS		6,973.00 YTD INVOICED				62,164.00 YTD PAID		4,578.00
124121	BENTON, BENNIE								
	119518	04/01/26		81823	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,574.00

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	INVOICE: 10798								
	VENDOR TOTALS	1,585.00 YTD INVOICED				15,751.00 YTD PAID			1,574.00
121941	BENTON, DARNICE R.								
	119401	04/01/26		81824	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,486.00
	INVOICE: 10474								
	VENDOR TOTALS	1,355.00 YTD INVOICED				13,681.00 YTD PAID			1,486.00
124115	BF PROPERTIES 1 LLC.								
	119519	04/01/26		81825	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 10802								
	VENDOR TOTALS	1,531.00 YTD INVOICED				15,398.00 YTD PAID			1,542.00
121741	BH INVESTMENT GROUP LLC.								
	119402	04/01/26		81826	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,317.00
	INVOICE: 9754								
	VENDOR TOTALS	1,317.00 YTD INVOICED				13,170.00 YTD PAID			1,317.00
123208	BJ PROPERTY MANAGEMENT INC.								
	118975	04/01/26		81827	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 10723								
	118976	04/01/26		81827	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,324.00
	INVOICE: 9534								
	VENDOR TOTALS	1,430.00 YTD INVOICED				20,228.00 YTD PAID			2,897.00
122728	BK HOLDINGS II LLLP								
	119403	04/01/26		81828	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,977.00
	INVOICE: 10776								
	119404	04/01/26		81828	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,467.00
	INVOICE: 9493								
	VENDOR TOTALS	3,667.00 YTD INVOICED				35,284.00 YTD PAID			3,444.00
121648	BLUE WATER ASSET MANAGEMENT, LP								
	118977	04/01/26		81829	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 10426								
	118978	04/01/26		81829	T	04/01/26	81544100 45904	HOUSING VOUCHER	893.00
	INVOICE: 10442								
	118979	04/01/26		81829	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,755.00
	INVOICE: 10454								
	118980	04/01/26		81829	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,105.00
	INVOICE: 10471								
	VENDOR TOTALS	4,884.00 YTD INVOICED				41,742.00 YTD PAID			4,915.00
123324	BOLL, ERIKA								

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	119449	04/01/26		81830	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,873.00
	INVOICE: 10685								
	VENDOR TOTALS		1,735.00 YTD INVOICED				18,316.00 YTD PAID		1,873.00
100388	BOLL, LARRY F.								
	119162	04/01/26		81831	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,278.00
	INVOICE: 2340								
	VENDOR TOTALS		1,143.00 YTD INVOICED				12,230.00 YTD PAID		1,278.00
123938	BOLL, MICHAEL								
	119516	04/01/26		81832	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,034.00
	INVOICE: 10796								
	VENDOR TOTALS		2,895.00 YTD INVOICED				12,201.00 YTD PAID		1,034.00
121069	BORGES, ARMANDO								
	118981	04/01/26		81833	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,492.00
	INVOICE: 9419								
	VENDOR TOTALS		1,492.00 YTD INVOICED				14,920.00 YTD PAID		1,492.00
108539	BOTACH MANAGEMENT LLC								
	118982	04/01/26		81834	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,023.00
	INVOICE: 10626								
	VENDOR TOTALS		1,883.00 YTD INVOICED				13,337.00 YTD PAID		1,023.00
121731	BRADLEY, ROBERT								
	118983	04/01/26		81835	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,990.00
	INVOICE: 10458								
	118984	04/01/26		81835	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 10790								
	VENDOR TOTALS		3,469.00 YTD INVOICED				35,230.00 YTD PAID		3,633.00
101545	BROWN JR, FLOYD								
	119108	04/01/26		81836	T	04/01/26	81544100 45904	HOUSING VOUCHER	265.00
	INVOICE: 3385								
	VENDOR TOTALS		302.00 YTD INVOICED				2,909.00 YTD PAID		265.00
120727	BTS, LLP								
	118985	04/01/26		81837	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,843.00
	INVOICE: 10674								
	118986	04/01/26		81837	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,791.00
	INVOICE: 10737								
	VENDOR TOTALS		668.00 YTD INVOICED				31,422.00 YTD PAID		3,634.00

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122011	BURKE, SUSAN								
	118987	04/01/26		81838	T	04/01/26	81544100 45904	HOUSING VOUCHER	727.00
	INVOICE: 9977								
	VENDOR TOTALS		721.00 YTD INVOICED				7,252.00 YTD PAID		727.00
103810	BURNETT, DONALD OR DEBORAH								
	118988	04/01/26		81839	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 6046								
	VENDOR TOTALS		1,181.00 YTD INVOICED				13,007.00 YTD PAID		1,314.00
124330	BURNETT, VINQUISHA TORRIEA								
	119358	04/01/26		81840	T	04/01/26	81544100 45904	HOUSING VOUCHER	153.00
	INVOICE: 10827-U								
	VENDOR TOTALS		548.00 YTD INVOICED				1,727.00 YTD PAID		153.00
122911	BYRNE, MICHAEL L.								
	119473	04/01/26		81841	T	04/01/26	81544100 45904	HOUSING VOUCHER	401.00
	INVOICE: 10063								
	VENDOR TOTALS		701.00 YTD INVOICED				4,610.00 YTD PAID		401.00
119295	CABEZAS, KELLY EUGENE								
	118990	04/01/26		81842	T	04/01/26	81544100 45904	HOUSING VOUCHER	939.00
	INVOICE: 10023								
	VENDOR TOTALS		1,800.00 YTD INVOICED				15,417.00 YTD PAID		939.00
123889	CADMAN GROUP								
	119499	04/01/26		81843	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,015.00
	INVOICE: 10694								
	VENDOR TOTALS		1,015.00 YTD INVOICED				10,150.00 YTD PAID		1,015.00
110721	CAMINO, CRISTINA								
	119406	04/01/26		81844	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,028.00
	INVOICE: 9099								
	VENDOR TOTALS		1,089.00 YTD INVOICED				10,951.00 YTD PAID		1,028.00
121902	CANOES, LLC.								
	118991	04/01/26		81845	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,503.00
	INVOICE: 8543								
	118992	04/01/26		81845	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,754.00
	INVOICE: 9280								
	VENDOR TOTALS		3,144.00 YTD INVOICED				32,029.00 YTD PAID		3,257.00
100458	CARRANZA, PATSY JEAN								

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	118993	04/01/26		81846	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,881.00
	INVOICE: 10675								
	VENDOR TOTALS	2,223.00 YTD INVOICED				23,769.00 YTD PAID			1,881.00
102354	CARTER, RONALD L.								
	119574	04/01/26		81847	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,628.00
	INVOICE: 10799								
	VENDOR TOTALS	1,862.00 YTD INVOICED				16,514.00 YTD PAID			1,628.00
121048	CERISE INVESTMENT CO., LLC.								
	118994	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,717.00
	INVOICE: 10131								
	118995	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,509.00
	INVOICE: 10149								
	118996	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,946.00
	INVOICE: 10234								
	118997	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10262								
	118998	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,727.00
	INVOICE: 10287								
	118999	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,944.00
	INVOICE: 10290								
	119000	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10322								
	119001	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,752.00
	INVOICE: 10329								
	119002	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	720.00
	INVOICE: 10330								
	119003	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,680.00
	INVOICE: 10564								
	119004	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	932.00
	INVOICE: 10591								
	119005	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,494.00
	INVOICE: 10618								
	119006	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,829.00
	INVOICE: 10647								
	119007	04/01/26		81848	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,255.00
	INVOICE: 10845								
	119008	04/01/26		81848	T	04/01/26	82044100 45904	HOUSING VOUCHER	162.00
	INVOICE: 10862								
	119009	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,453.00
	INVOICE: 4892								
	119010	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	932.00
	INVOICE: 5031								
	119011	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,586.00
	INVOICE: 5060								
	119012	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,716.00
	INVOICE: 5099								
	119013	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,542.00

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INVOICE: 7095								
119014	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8058								
119015	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,357.00
INVOICE: 8348								
119016	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,536.00
INVOICE: 8545								
119017	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,732.00
INVOICE: 8940								
119018	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	934.00
INVOICE: 9302								
119019	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	749.00
INVOICE: 9637								
119020	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,502.00
INVOICE: 9642								
119021	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,656.00
INVOICE: 9650								
119022	04/01/26		81848	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,079.00
INVOICE: 9985								
VENDOR TOTALS		37,878.00 YTD INVOICED				452,134.00 YTD PAID		44,155.00
121492 CHADRON TERRACE, LLC.								
119023	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,393.00
INVOICE: 10128								
119024	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,382.00
INVOICE: 10226								
119025	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,168.00
INVOICE: 10230								
119026	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	257.00
INVOICE: 10280								
119027	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,277.00
INVOICE: 10310								
119028	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,776.00
INVOICE: 10423								
119029	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,365.00
INVOICE: 10446								
119030	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,072.00
INVOICE: 10499								
119031	04/01/26		81849	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,695.00
INVOICE: 10513								
119032	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,342.00
INVOICE: 10518								
119033	04/01/26		81849	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,526.00
INVOICE: 10520								
119034	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,283.00
INVOICE: 10521								
119035	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	287.00
INVOICE: 10554								
119036	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,200.00
INVOICE: 10558								

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	119037	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 10560								
	119038	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,256.00
	INVOICE: 10562								
	119039	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,327.00
	INVOICE: 10570								
	119040	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10576								
	119041	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,578.00
	INVOICE: 10578								
	119042	04/01/26		81849	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,416.00
	INVOICE: 10583								
	119043	04/01/26		81849	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,638.00
	INVOICE: 10601								
	119044	04/01/26		81849	T	04/01/26	82044100 45904	HOUSING VOUCHER	972.00
	INVOICE: 10628								
	119045	04/01/26		81849	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,200.00
	INVOICE: 10638								
	119046	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,754.00
	INVOICE: 10841								
	119047	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,840.00
	INVOICE: 5019								
	119048	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,836.00
	INVOICE: 8599								
	119049	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,149.00
	INVOICE: 9545								
	119050	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,584.00
	INVOICE: 9619								
	119051	04/01/26		81849	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,829.00
	INVOICE: 9773								
	VENDOR TOTALS		57,073.00 YTD INVOICED				485,258.00 YTD PAID		43,452.00
110283	CHATEAU SOMERA								
	119052	04/01/26		81850	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,194.00
	INVOICE: 10544								
	119053	04/01/26		81850	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE: 8715								
	119054	04/01/26		81850	T	04/01/26	81544100 45904	HOUSING VOUCHER	946.00
	INVOICE: 9447								
	VENDOR TOTALS		3,191.00 YTD INVOICED				32,556.00 YTD PAID		3,273.00
122413	CHEN, TERRENCE								
	119055	04/01/26		81851	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,294.00
	INVOICE: 8773								
	VENDOR TOTALS		2,181.00 YTD INVOICED				22,262.00 YTD PAID		2,294.00
107554	CHIKWENDU, KIERAN								
	119157	04/01/26		81852	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,598.00

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INVOICE: 10611								
119158	04/01/26		81852	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 4966								
VENDOR TOTALS	4,252.00 YTD INVOICED					42,520.00 YTD PAID		4,252.00
113024 CITY OF HAWTHORNE/REDEVELOP.								
119057	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,166.00
INVOICE: 10145								
119058	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,078.00
INVOICE: 10444								
119059	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	832.00
INVOICE: 10470								
119060	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,645.00
INVOICE: 10479								
119061	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	838.00
INVOICE: 10489								
119062	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,354.00
INVOICE: 10526								
119063	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,419.00
INVOICE: 9412								
119064	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,494.00
INVOICE: 9521								
119065	04/01/26		81853	T	04/01/26	81544100 45904	HOUSING VOUCHER	632.00
INVOICE: 9614								
VENDOR TOTALS	9,562.00 YTD INVOICED					100,201.00 YTD PAID		10,458.00
103417 CITY OF INGLEWOOD								
118888	04/01/26		81854	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	107.39
INVOICE: 10412								
118889	04/01/26		81854	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
INVOICE: 10448								
118890	04/01/26		81854	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	107.39
INVOICE: 4891								
118891	04/01/26		81854	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
INVOICE: 8095								
119066	04/01/26		81854	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,048.00
INVOICE: 10412								
119067	04/01/26		81854	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,216.00
INVOICE: 10448								
119068	04/01/26		81854	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,461.00
INVOICE: 4891								
119069	04/01/26		81854	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,479.00
INVOICE: 8095								
VENDOR TOTALS	28,125.98 YTD INVOICED					147,781.69 YTD PAID		6,637.20
124635 CLEAR PROPERTIES L.A. LLC.								
119070	04/01/26		81855	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,712.00
INVOICE: 10210								

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	VENDOR TOTALS		.00 YTD INVOICED				6,848.00 YTD PAID		1,712.00
120953	COCKE, LAWRENCE AND DONNA								
	119560	04/01/26		81856	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,865.00
	INVOICE: 10103								
	119561	04/01/26		81856	T	04/01/26	81544100 45904	HOUSING VOUCHER	563.00
	INVOICE: 10831								
	119562	04/01/26		81856	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,481.00
	INVOICE: 9299								
	VENDOR TOTALS		3,185.00 YTD INVOICED				41,491.00 YTD PAID		3,909.00
113465	COELLO, ENRIQUE								
	119103	04/01/26		81857	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 9021								
	VENDOR TOTALS		1,257.00 YTD INVOICED				12,658.00 YTD PAID		1,268.00
122466	COLE, ANTHONY								
	119071	04/01/26		81858	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 10581								
	VENDOR TOTALS		1,335.00 YTD INVOICED				13,494.00 YTD PAID		1,371.00
120237	CORRALES, ANNA CHRISTINA								
	119072	04/01/26		81859	T	04/01/26	81544100 45904	HOUSING VOUCHER	291.00
	INVOICE: 4772								
	VENDOR TOTALS		557.00 YTD INVOICED				3,176.00 YTD PAID		291.00
119168	COSTA, FRANCO								
	119073	04/01/26		81860	T	04/01/26	81544100 45904	HOUSING VOUCHER	718.00
	INVOICE: 9234								
	119074	04/01/26		81860	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,485.00
	INVOICE: 9286								
	VENDOR TOTALS		2,296.00 YTD INVOICED				22,343.00 YTD PAID		2,203.00
102245	CRC MANAGEMENT INC.								
	119115	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,072.00
	INVOICE: 4766								
	119408	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,690.00
	INVOICE: 74								
	119409	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,738.00
	INVOICE: 10160								
	119411	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10180								
	119412	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,399.00
	INVOICE: 10201								
	119413	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,735.00

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INVOICE: 10370								
119414	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,725.00
INVOICE: 10377								
119415	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,613.00
INVOICE: 10441								
119416	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE: 10623								
119417	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,690.00
INVOICE: 10652								
119418	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,539.00
INVOICE: 10661								
119419	04/01/26		81861	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,715.00
INVOICE: 10670								
119420	04/01/26		81861	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,318.00
INVOICE: 10673								
119421	04/01/26		81861	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,835.00
INVOICE: 10720								
119422	04/01/26		81861	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,020.00
INVOICE: 10785								
119423	04/01/26		81861	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,476.00
INVOICE: 10793								
119424	04/01/26		81861	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,956.00
INVOICE: 10801								
119425	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	996.00
INVOICE: 10823								
119426	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	554.00
INVOICE: 5052								
119427	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,507.00
INVOICE: 8325								
119428	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,743.00
INVOICE: 8328								
119429	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8470								
119430	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,692.00
INVOICE: 8508								
119431	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,449.00
INVOICE: 8587								
119432	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,590.00
INVOICE: 8727								
119433	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,466.00
INVOICE: 9143								
119434	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,568.00
INVOICE: 9388								
119435	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,622.00
INVOICE: 9450								
119436	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,209.00
INVOICE: 9465								
119437	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,679.00
INVOICE: 9675								
119438	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE: 9686								

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	119439	04/01/26		81861	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,362.00
	INVOICE: 9789								
	119890	03/01/26		81861	T	04/01/26	82044100 45904	HOUSING VOUCHER	-1,162.00
	INVOICE: 10164-D								
	VENDOR TOTALS		53,318.00 YTD INVOICED				506,969.00 YTD PAID		48,400.00
113819	CRESCENT APTS, LLC.								
	119075	04/01/26		81862	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,052.00
	INVOICE: 9612								
	VENDOR TOTALS		1,052.00 YTD INVOICED				10,520.00 YTD PAID		1,052.00
113818	CRESTMOOR APTS, LLC.								
	119076	04/01/26		81863	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,465.00
	INVOICE: 10451								
	VENDOR TOTALS		1,391.00 YTD INVOICED				14,116.00 YTD PAID		1,465.00
99701	DALY, JOHN								
	119467	04/01/26		81864	T	04/01/26	81544100 45904	HOUSING VOUCHER	457.00
	INVOICE: 10286								
	119468	04/01/26		81864	T	04/01/26	81544100 45904	HOUSING VOUCHER	711.00
	INVOICE: 5011								
	119469	04/01/26		81864	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 6096								
	119470	04/01/26		81864	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,117.00
	INVOICE: 8559								
	VENDOR TOTALS		4,911.00 YTD INVOICED				47,759.00 YTD PAID		4,741.00
112946	DANTZLER, SAMUEL L								
	119440	04/01/26		81865	T	04/01/26	81544100 45904	HOUSING VOUCHER	952.00
	INVOICE: 10650								
	119441	04/01/26		81865	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,172.00
	INVOICE: 10784								
	VENDOR TOTALS		2,392.00 YTD INVOICED				21,579.00 YTD PAID		2,124.00
124504	DAUGHERTY, NICOLA								
	119359	04/01/26		81866	T	04/01/26	81544100 45904	HOUSING VOUCHER	32.00
	INVOICE: 10636								
	VENDOR TOTALS		684.00 YTD INVOICED				972.00 YTD PAID		32.00
110168	DAVES-HOLMES, LULA								
	119078	04/01/26		81867	T	04/01/26	81544100 45904	HOUSING VOUCHER	431.00
	INVOICE: 10224								
	119079	04/01/26		81867	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 10587								
	119080	04/01/26		81867	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,374.00

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INVOICE: 10658								
119081	04/01/26		81867	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,625.00
INVOICE: 10714								
119082	04/01/26		81867	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,754.00
INVOICE: 3966								
119083	04/01/26		81867	T	04/01/26	81544100 45904	HOUSING VOUCHER	998.00
INVOICE: 9262								
119084	04/01/26		81867	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,477.00
INVOICE: 9529								
VENDOR TOTALS		10,443.00 YTD INVOICED				96,564.00 YTD PAID		9,559.00
114033 DAVIS, CLARK AND KAREN								
119407	04/01/26		81868	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,844.00
INVOICE: 3555								
VENDOR TOTALS		2,024.00 YTD INVOICED				18,980.00 YTD PAID		1,844.00
124507 DAVIS, KIWANNA R.								
119360	04/01/26		81869	T	04/01/26	82044100 45904	HOUSING VOUCHER	50.00
INVOICE: 10840								
VENDOR TOTALS		168.00 YTD INVOICED				534.00 YTD PAID		50.00
124141 DAVIS, TAMEL								
119487	04/01/26		81870	T	04/01/26	81544100 45904	HOUSING VOUCHER	201.00
INVOICE: 10455								
VENDOR TOTALS		1,039.00 YTD INVOICED				13,952.00 YTD PAID		201.00
123375 DHIMAN, JAIPAL								
119466	04/01/26		81871	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,303.00
INVOICE: 10718								
VENDOR TOTALS		1,316.00 YTD INVOICED				13,043.00 YTD PAID		1,303.00
123331 DI PASQUALE, FRANK								
119501	04/01/26		81872	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,557.00
INVOICE: 10711								
VENDOR TOTALS		1,691.00 YTD INVOICED				15,972.00 YTD PAID		1,557.00
123052 DIAMOND 1, LP.								
119085	04/01/26		81873	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,368.00
INVOICE: 10593								
119086	04/01/26		81873	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,231.00
INVOICE: 10736								
119087	04/01/26		81873	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,229.00
INVOICE: 9909								

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	VENDOR TOTALS		7,549.00 YTD INVOICED				59,956.00 YTD PAID		5,828.00
123496	DICKERSON, GAYLE YVONNE MORTON								
	119496	04/01/26		81874	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10681								
	VENDOR TOTALS		1,791.00 YTD INVOICED				17,612.00 YTD PAID		1,642.00
122907	DICRISCI APARTMENTS								
	119088	04/01/26		81875	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,368.00
	INVOICE: 4939								
	119089	04/01/26		81875	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,668.00
	INVOICE: 9712								
	VENDOR TOTALS		2,762.00 YTD INVOICED				28,664.00 YTD PAID		3,036.00
122786	DILRUBA MOHAMMED								
	119166	04/01/26		81876	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,310.00
	INVOICE: 10109								
	VENDOR TOTALS		2,388.00 YTD INVOICED				23,490.00 YTD PAID		2,310.00
118260	DOMINGUEZ, ELOY								
	119102	04/01/26		81877	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,591.00
	INVOICE: 8200								
	VENDOR TOTALS		1,455.00 YTD INVOICED				14,818.00 YTD PAID		1,591.00
123921	DONDI CHERRY REVOCABLE TRUST								
	119557	04/01/26		81878	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,386.00
	INVOICE: 9646								
	VENDOR TOTALS		-479.00 YTD INVOICED				16,949.00 YTD PAID		2,386.00
117343	DOTY RENTALS, LLC.								
	119092	04/01/26		81879	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10619								
	119093	04/01/26		81879	T	04/01/26	83440010 45904	HOUSING VOUCHER	2,781.00
	INVOICE: 10833								
	VENDOR TOTALS		4,523.00 YTD INVOICED				44,687.00 YTD PAID		4,464.00
116373	DUHE, URSULA								
	119094	04/01/26		81880	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,504.00
	INVOICE: 4735								
	VENDOR TOTALS		1,504.00 YTD INVOICED				15,040.00 YTD PAID		1,504.00
108655	DUNLAP, PAUL LOUIS								
	119095	04/01/26		81881	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,796.00

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	INVOICE: 10203								
	VENDOR TOTALS	2,100.00 YTD INVOICED			17,808.00 YTD PAID				1,796.00
118661	E.J. PARTNERS								
	119096	04/01/26		81882	T	04/01/26	81544100	45904 HOUSING VOUCHER	2,168.00
	INVOICE: 10842								
	119097	04/01/26		81882	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,053.00
	INVOICE: 9331								
	VENDOR TOTALS	3,182.00 YTD INVOICED			31,965.00 YTD PAID				3,221.00
123163	EAM PROPERTIES, LLC.								
	119443	04/01/26		81883	T	04/01/26	82044100	45904 HOUSING VOUCHER	150.00
	INVOICE: 10665								
	VENDOR TOTALS	200.00 YTD INVOICED			1,800.00 YTD PAID				150.00
108700	ECHEVERRY, JOSE E. & MARIA E.								
	119144	04/01/26		81884	T	04/01/26	81544100	45904 HOUSING VOUCHER	567.00
	INVOICE: 9765								
	119145	04/01/26		81884	T	04/01/26	81544100	45904 HOUSING VOUCHER	1,169.00
	INVOICE: 9922								
	VENDOR TOTALS	2,852.00 YTD INVOICED			19,297.00 YTD PAID				1,736.00
123755	EDGAR, LAWRENCE G.								
	119512	04/01/26		81885	T	04/01/26	81544100	45904 HOUSING VOUCHER	888.00
	INVOICE: 10769								
	VENDOR TOTALS	2,826.00 YTD INVOICED			26,298.00 YTD PAID				888.00
122125	EDWARD J. JENKINS TRUST								
	119100	04/01/26		81886	T	04/01/26	81544100	45904 HOUSING VOUCHER	774.00
	INVOICE: 8781								
	VENDOR TOTALS	770.00 YTD INVOICED			7,720.00 YTD PAID				774.00
121491	EL PORTO LLC.								
	119101	04/01/26		81887	T	04/01/26	81544100	45904 HOUSING VOUCHER	2,184.00
	INVOICE: 10750								
	VENDOR TOTALS	2,184.00 YTD INVOICED			21,840.00 YTD PAID				2,184.00
120416	ELAMIN, IBTISAM								
	119361	04/01/26		81888	T	04/01/26	81544100	45904 HOUSING VOUCHER	36.00
	INVOICE: 7050-U								
	VENDOR TOTALS	19.00 YTD INVOICED			207.00 YTD PAID				36.00
111173	ELLIS, STEPHANIE								

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	119522	04/01/26		81889	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,368.00
	INVOICE: 10813								
	VENDOR TOTALS		1,783.00 YTD INVOICED				21,925.00 YTD PAID		2,368.00
119601	EQUITY HOLDINGS, LLC.								
	119444	04/01/26		81890	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,681.00
	INVOICE: 10186								
	119445	04/01/26		81890	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10663								
	119446	04/01/26		81890	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,418.00
	INVOICE: 10680								
	119447	04/01/26		81890	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,258.00
	INVOICE: 10710								
	119448	04/01/26		81890	T	04/01/26	81544100 45904	HOUSING VOUCHER	852.00
	INVOICE: 9225								
	VENDOR TOTALS		5,939.00 YTD INVOICED				63,604.00 YTD PAID		6,560.00
104455	ESHO, NOEL T.								
	119106	04/01/26		81891	T	04/01/26	81544100 45904	HOUSING VOUCHER	579.00
	INVOICE: 10351								
	VENDOR TOTALS		1,570.00 YTD INVOICED				7,489.00 YTD PAID		579.00
124278	EXILES LLC.								
	119174	04/01/26		81892	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,653.00
	INVOICE: 10820								
	VENDOR TOTALS		1,279.00 YTD INVOICED				15,269.00 YTD PAID		1,653.00
121827	FIGGE, ANDREW								
	118969	04/01/26		81893	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,229.00
	INVOICE: 9770								
	VENDOR TOTALS		2,229.00 YTD INVOICED				22,290.00 YTD PAID		2,229.00
123265	FITZGERALD, WESLEY								
	119171	04/01/26		81894	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,917.00
	INVOICE: 10692								
	VENDOR TOTALS		1,749.00 YTD INVOICED				17,994.00 YTD PAID		1,917.00
124193	FLORES, MARIA								
	119107	04/01/26		81895	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,850.00
	INVOICE: 10812								
	VENDOR TOTALS		2,064.00 YTD INVOICED				19,570.00 YTD PAID		1,850.00
122420	FLOYD JR., KING S.								
	119109	04/01/26		81896	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,888.00

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	INVOICE: 10555								
	VENDOR TOTALS		2,320.00 YTD INVOICED				18,720.00 YTD PAID		1,888.00
124741	FRANCHISE TAX BOARD								
	119664	04/01/26		81783	P	04/01/26	81544100 45904	HOUSING VOUCHER	219.50
	INVOICE: DEBT LEVY								
	VENDOR TOTALS		.00 YTD INVOICED				219.50 YTD PAID		219.50
120780	FRANCO, SILVANO								
	119538	04/01/26		81897	T	04/01/26	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 4617								
	VENDOR TOTALS		886.00 YTD INVOICED				8,869.00 YTD PAID		887.00
105403	FRANCO, WALTER & SANDRA								
	119450	04/01/26		81898	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,653.00
	INVOICE: 8033								
	VENDOR TOTALS		1,511.00 YTD INVOICED				15,252.00 YTD PAID		1,653.00
122987	FRANKLIN DENNIS CASE, TRUSTEE OF DENNIS CASE TRUST								
	119451	04/01/26		81899	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,219.00
	INVOICE: 10612								
	VENDOR TOTALS		1,181.00 YTD INVOICED				11,848.00 YTD PAID		1,219.00
93783	FREDERIKSEN, PETER								
	119110	04/01/26		81900	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,448.00
	INVOICE: 10062								
	119111	04/01/26		81900	T	04/01/26	81544100 45904	HOUSING VOUCHER	685.00
	INVOICE: 8985								
	VENDOR TOTALS		4,190.00 YTD INVOICED				30,047.00 YTD PAID		2,133.00
108406	FURBERT, REGINALD								
	119112	04/01/26		81901	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,058.00
	INVOICE: 10244								
	119113	04/01/26		81901	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 8573								
	119114	04/01/26		81901	T	04/01/26	81544100 45904	HOUSING VOUCHER	292.00
	INVOICE: 9792								
	VENDOR TOTALS		-1,218.00 YTD INVOICED				31,227.00 YTD PAID		3,664.00
103655	GAMBOA, LUIS								
	119196	04/01/26		81902	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,501.00
	INVOICE: 10531								

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	VENDOR TOTALS		2,844.00 YTD INVOICED				16,353.00 YTD PAID		1,501.00
118612	GARG, ANU								
	119453	04/01/26		81903	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,242.00
	INVOICE: 10756								
	VENDOR TOTALS		2,242.00 YTD INVOICED				22,420.00 YTD PAID		2,242.00
124539	GARG, URMILLA K.								
	119116	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,634.00
	INVOICE: 10088								
	119117	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,462.00
	INVOICE: 10402								
	119118	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,577.00
	INVOICE: 10416								
	119119	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,511.00
	INVOICE: 10806								
	119120	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,066.00
	INVOICE: 10811								
	119121	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,605.00
	INVOICE: 8286								
	119122	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,254.00
	INVOICE: 8551								
	119123	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,716.00
	INVOICE: 9693								
	119124	04/01/26		81904	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,479.00
	INVOICE: 9700								
	VENDOR TOTALS		-2,514.00 YTD INVOICED				103,545.00 YTD PAID		13,304.00
124339	GIACONI, MIRKO								
	119125	04/01/26		81905	T	04/01/26	81544100 45904	HOUSING VOUCHER	923.00
	INVOICE: 2229								
	VENDOR TOTALS		1,938.00 YTD INVOICED				13,290.00 YTD PAID		923.00
119132	GLADNEY, BEVERLY								
	119126	04/01/26		81906	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,433.00
	INVOICE: 9879								
	VENDOR TOTALS		1,433.00 YTD INVOICED				14,330.00 YTD PAID		1,433.00
111586	GOFF, MARK								
	119127	04/01/26		81907	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10641								
	VENDOR TOTALS		1,303.00 YTD INVOICED				13,030.00 YTD PAID		1,303.00
105399	GOLBAZ-HAGH, MASOUD								
	119206	04/01/26		81908	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,623.00

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	INVOICE: 4601									
	VENDOR TOTALS		1,704.00 YTD INVOICED				16,318.00 YTD PAID			1,623.00
124503	GOLDSMITH, CHRISTIAN									
	119362	04/01/26		81909	T	04/01/26	83440010	45904	HOUSING VOUCHER	60.00
	INVOICE: 10685									
	VENDOR TOTALS		1,104.00 YTD INVOICED				1,644.00 YTD PAID			60.00
124564	GULL VIEW LLC.									
	119344	04/01/26		81910	T	04/01/26	82044100	45904	HOUSING VOUCHER	720.00
	INVOICE: 10870									
	VENDOR TOTALS		.00 YTD INVOICED				5,664.00 YTD PAID			720.00
120993	H&JR DEVELOPMENT LLC.									
	119128	04/01/26		81911	T	04/01/26	82044100	45904	HOUSING VOUCHER	2,667.00
	INVOICE: 10556									
	119129	04/01/26		81911	T	04/01/26	81544100	45904	HOUSING VOUCHER	2,415.00
	INVOICE: 10805									
	119130	04/01/26		81911	T	04/01/26	81544100	45904	HOUSING VOUCHER	1,780.00
	INVOICE: 9817									
	VENDOR TOTALS		7,119.00 YTD INVOICED				68,233.00 YTD PAID			6,862.00
100966	HANAFI, MOHAMMAD									
	119405	04/01/26		81912	T	04/01/26	81544100	45904	HOUSING VOUCHER	1,659.00
	INVOICE: 4738									
	VENDOR TOTALS		1,660.00 YTD INVOICED				16,594.00 YTD PAID			1,659.00
101692	HANNA, ATEF									
	118970	04/01/26		81913	T	04/01/26	81544100	45904	HOUSING VOUCHER	244.00
	INVOICE: 4887									
	VENDOR TOTALS		492.00 YTD INVOICED				980.00 YTD PAID			244.00
119116	HANNA, JOSEPH									
	119148	04/01/26		81914	T	04/01/26	81544100	45904	HOUSING VOUCHER	974.00
	INVOICE: 5082									
	VENDOR TOTALS		967.00 YTD INVOICED				9,705.00 YTD PAID			974.00
124332	HARRIS, LILLIAN									
	119363	04/01/26		81915	T	04/01/26	82044100	45904	HOUSING VOUCHER	33.00
	INVOICE: 10133									
	VENDOR TOTALS		19.00 YTD INVOICED				260.00 YTD PAID			33.00
122151	HAWK MGMT, INC.									

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	119131	04/01/26		81916	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,082.00
	INVOICE: 8641								
	119132	04/01/26		81916	T	04/01/26	81544100 45904	HOUSING VOUCHER	975.00
	INVOICE: 9028								
	VENDOR TOTALS	1,969.00 YTD INVOICED					20,108.00 YTD PAID		2,057.00
122211	HAWTHORNE CHATEAU APTS., LTD								
	119133	04/01/26		81917	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,517.00
	INVOICE: 9620								
	VENDOR TOTALS	1,517.00 YTD INVOICED					15,170.00 YTD PAID		1,517.00
121644	HAWTHORNE PACIFIC ASSOCIATES, LP								
	119454	04/01/26		81918	T	04/01/26	81544100 45904	HOUSING VOUCHER	884.00
	INVOICE: 10779								
	119455	04/01/26		81918	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,404.00
	INVOICE: 10832								
	VENDOR TOTALS	2,398.00 YTD INVOICED					24,041.00 YTD PAID		2,288.00
115163	HAYWOOD, LARON								
	119161	04/01/26		81919	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,387.00
	INVOICE: 10795								
	VENDOR TOTALS	3,378.00 YTD INVOICED					29,816.00 YTD PAID		2,387.00
101156	HEMPHILL, RUBY								
	119576	04/01/26		81920	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,039.00
	INVOICE: 10774								
	VENDOR TOTALS	1,037.00 YTD INVOICED					10,676.00 YTD PAID		1,039.00
110755	HENRY, JAMES R.								
	119140	04/01/26		81921	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,203.00
	INVOICE: 7021								
	119141	04/01/26		81921	T	04/01/26	81544100 45904	HOUSING VOUCHER	953.00
	INVOICE: 9153								
	VENDOR TOTALS	2,781.00 YTD INVOICED					24,322.00 YTD PAID		2,156.00
123723	HICKS, KELVIN								
	119485	04/01/26		81922	T	04/01/26	81544100 45904	HOUSING VOUCHER	910.00
	INVOICE: 10340								
	VENDOR TOTALS	816.00 YTD INVOICED					8,724.00 YTD PAID		910.00
113153	HINKLE, M. SIMONNE								
	119134	04/01/26		81923	T	04/01/26	81544100 45904	HOUSING VOUCHER	469.00
	INVOICE: 10534								
	119135	04/01/26		81923	T	04/01/26	81544100 45904	HOUSING VOUCHER	619.00

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INVOICE: 9656								
VENDOR TOTALS	931.00 YTD INVOICED		10,664.00 YTD PAID					1,088.00
123622 HIRATA PROPERTIES, LLC.								
119456	04/01/26		81924	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,800.00
INVOICE: 10133								
119457	04/01/26		81924	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,712.00
INVOICE: 10390								
119458	04/01/26		81924	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,441.00
INVOICE: 10659								
119459	04/01/26		81924	T	04/01/26	81544100 45904	HOUSING VOUCHER	624.00
INVOICE: 8096								
119460	04/01/26		81924	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,140.00
INVOICE: 8997								
119461	04/01/26		81924	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,383.00
INVOICE: 9456								
119462	04/01/26		81924	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,530.00
INVOICE: 9520								
VENDOR TOTALS	12,769.00 YTD INVOICED		104,786.00 YTD PAID					10,630.00
112248 HOANG, NGUYET								
119237	04/01/26		81925	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,188.00
INVOICE: 8788								
VENDOR TOTALS	1,140.00 YTD INVOICED		11,544.00 YTD PAID					1,188.00
101176 HOLLADAY, MARSHALL								
119204	04/01/26		81926	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,110.00
INVOICE: 2600								
VENDOR TOTALS	1,131.00 YTD INVOICED		11,226.00 YTD PAID					1,110.00
110936 HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
118896	04/01/26		81927	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	104.54
INVOICE: 10074								
118897	04/01/26		81927	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.11
INVOICE: 10719								
118898	04/01/26		81927	T	04/01/26	83440020 45944	ADMIN FEES PAID - VOUCHER	100.28
INVOICE: 10740								
119291	04/01/26		81927	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,022.00
INVOICE: 10074								
119292	04/01/26		81927	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,902.00
INVOICE: 10719								
119293	04/01/26		81927	T	04/01/26	83440010 45904	HOUSING VOUCHER	2,324.00
INVOICE: 10740								
VENDOR TOTALS	27,099.14 YTD INVOICED		105,804.71 YTD PAID					7,562.93
124727 HOUSING AUTHORITY OF THE CITY OF LOS ANGELES								

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	119865	04/01/26		81928	T	04/01/26	83440010 45904	HOUSING VOUCHER	2,043.00
	INVOICE: 10707								
	119865	04/01/26		81928	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10707								
	VENDOR TOTALS		.00 YTD INVOICED				2,153.42 YTD PAID		2,153.42
110936	HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
	119888	04/01/26		81927	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,049.00
	INVOICE: 4961								
	119888	04/01/26		81927	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	108.90
	INVOICE: 4961								
	VENDOR TOTALS		27,099.14 YTD INVOICED				105,804.71 YTD PAID		1,157.90
124614	HOUSTON HOUSING AUTHORITY								
	118892	04/01/26		81929	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	80.54
	INVOICE: 9004								
	119136	04/01/26		81929	T	04/01/26	81544100 45904	HOUSING VOUCHER	252.00
	INVOICE: 9004								
	VENDOR TOTALS		.00 YTD INVOICED				2,571.78 YTD PAID		332.54
96638	HOUSTON, ROBERT AND/OR ROBBIE								
	119281	04/01/26		81930	T	04/01/26	81544100 45904	HOUSING VOUCHER	895.00
	INVOICE: 9039								
	VENDOR TOTALS		896.00 YTD INVOICED				8,956.00 YTD PAID		895.00
116670	HOWARD, CHRISTINE								
	119137	04/01/26		81931	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,017.00
	INVOICE: 10509								
	119138	04/01/26		81931	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,239.00
	INVOICE: 10566								
	VENDOR TOTALS		2,783.00 YTD INVOICED				29,634.00 YTD PAID		3,256.00
123879	HRW 13700 KORNBLUM LLC								
	119514	04/01/26		81932	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,459.00
	INVOICE: 10778								
	VENDOR TOTALS		1,386.00 YTD INVOICED				14,121.00 YTD PAID		1,459.00
122522	HUNT ENTERPRISES, INC.								
	119139	04/01/26		81933	T	04/01/26	81544100 45904	HOUSING VOUCHER	319.00
	INVOICE: 10600								
	VENDOR TOTALS		359.00 YTD INVOICED				3,470.00 YTD PAID		319.00
123479	INFINITY PROPERTY MANAGEMENT INC.								
	119463	04/01/26		81934	T	04/01/26	83440010 45904	HOUSING VOUCHER	681.00

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	INVOICE: 10716								
	119464	04/01/26		81934	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,466.00
	INVOICE: 10722								
	VENDOR TOTALS		2,286.00 YTD INVOICED				21,748.00 YTD PAID		2,147.00
123217	IRD, LP								
	119465	04/01/26		81935	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,182.00
	INVOICE: 10755								
	VENDOR TOTALS		1,137.00 YTD INVOICED				11,640.00 YTD PAID		1,182.00
114933	JEFFERIES, JOYCE E.								
	119151	04/01/26		81936	T	04/01/26	81544100 45904	HOUSING VOUCHER	351.00
	INVOICE: 9319								
	VENDOR TOTALS		304.00 YTD INVOICED				3,416.00 YTD PAID		351.00
123367	JODELE, TOMAS								
	119578	04/01/26		81937	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,583.00
	INVOICE: 1708								
	VENDOR TOTALS		1,440.00 YTD INVOICED				14,543.00 YTD PAID		1,583.00
119730	JOHNSON, NORIKO								
	119143	04/01/26		81938	T	04/01/26	81544100 45904	HOUSING VOUCHER	843.00
	INVOICE: 10106								
	VENDOR TOTALS		835.00 YTD INVOICED				8,390.00 YTD PAID		843.00
108271	JOHNSON, STEVE A.								
	119314	04/01/26		81939	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,310.00
	INVOICE: 4728								
	119315	04/01/26		81939	T	04/01/26	81544100 45904	HOUSING VOUCHER	872.00
	INVOICE: 8398								
	VENDOR TOTALS		1,878.00 YTD INVOICED				16,343.00 YTD PAID		2,182.00
101465	JOHNSON, TERRY								
	119320	04/01/26		81940	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10568								
	119321	04/01/26		81940	T	04/01/26	81544100 45904	HOUSING VOUCHER	924.00
	INVOICE: 9752								
	VENDOR TOTALS		4,070.00 YTD INVOICED				28,520.00 YTD PAID		2,578.00
123425	JR AJ, LLC.								
	119524	04/01/26		81941	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,423.00
	INVOICE: 10826								
	119526	04/01/26		81941	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,224.00
	INVOICE: 10857								

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	119544	04/01/26		81941	T	04/01/26	81544100 45904	HOUSING VOUCHER	588.00
	INVOICE: 8412								
	VENDOR TOTALS		5,504.00 YTD INVOICED				44,871.00 YTD PAID		3,235.00
118833	KANNIKE-MARTINS, JOSEPHINE								
	119149	04/01/26		81942	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10559								
	VENDOR TOTALS		4,749.00 YTD INVOICED				25,549.00 YTD PAID		1,648.00
124222	KELLY DAVID FRENCH TRUST								
	119181	04/01/26		81943	T	04/01/26	81544100 45904	HOUSING VOUCHER	726.00
	INVOICE: 8649								
	VENDOR TOTALS		594.00 YTD INVOICED				6,864.00 YTD PAID		726.00
121877	KGM LLC.								
	119156	04/01/26		81944	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,067.00
	INVOICE: 10467								
	VENDOR TOTALS		627.00 YTD INVOICED				8,908.00 YTD PAID		1,067.00
117978	KOBAYASHI, DAVID								
	119442	04/01/26		81945	T	04/01/26	81544100 45904	HOUSING VOUCHER	130.00
	INVOICE: 10060								
	VENDOR TOTALS		580.00 YTD INVOICED				3,100.00 YTD PAID		130.00
123939	KOUTEK, NORMAN								
	119567	04/01/26		81946	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,677.00
	INVOICE: 9774								
	VENDOR TOTALS		2,208.00 YTD INVOICED				21,018.00 YTD PAID		1,677.00
123700	KSR HAWTHORNE 1 LLC								
	119528	04/01/26		81947	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,581.00
	INVOICE: 10861								
	119529	04/01/26		81947	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,195.00
	INVOICE: 10869								
	119536	04/01/26		81947	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,563.00
	INVOICE: 4101								
	VENDOR TOTALS		1,540.00 YTD INVOICED				37,693.00 YTD PAID		4,339.00
123701	KSR HAWTHORNE 2 LLC								
	119477	04/01/26		81948	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 10126								
	119483	04/01/26		81948	T	04/01/26	81544100 45904	HOUSING VOUCHER	800.00
	INVOICE: 10277								
	119554	04/01/26		81948	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,393.00

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	INVOICE: 9540								
	VENDOR TOTALS		4,400.00 YTD INVOICED				39,926.00 YTD PAID		3,582.00
123855	KSR SAN BERNARDINO LLC								
	119185	04/01/26		81949	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,258.00
	INVOICE: 9764								
	VENDOR TOTALS		1,127.00 YTD INVOICED				12,318.00 YTD PAID		1,258.00
108846	KUHR ENTERPRISES								
	119159	04/01/26		81950	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 9648								
	VENDOR TOTALS		1,086.00 YTD INVOICED				11,715.00 YTD PAID		1,181.00
121862	KUMAMOTO, BRIAN A.								
	119168	04/01/26		81951	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,387.00
	INVOICE: 10459								
	VENDOR TOTALS		1,423.00 YTD INVOICED				14,658.00 YTD PAID		1,387.00
120290	LAM, DIEP								
	119090	04/01/26		81952	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 7050								
	VENDOR TOTALS		1,900.00 YTD INVOICED				19,000.00 YTD PAID		1,900.00
113862	LANEY, GARY								
	119160	04/01/26		81953	T	04/01/26	81544100 45904	HOUSING VOUCHER	617.00
	INVOICE: 9654								
	VENDOR TOTALS		1,181.00 YTD INVOICED				7,198.00 YTD PAID		617.00
121310	LARSON, KIRBY								
	119163	04/01/26		81954	T	04/01/26	81544100 45904	HOUSING VOUCHER	944.00
	INVOICE: 4128								
	119164	04/01/26		81954	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,390.00
	INVOICE: 9167								
	VENDOR TOTALS		3,723.00 YTD INVOICED				30,305.00 YTD PAID		2,334.00
124021	LAWRENCE AND DONNA COCKE FAMILY TRUST								
	119475	04/01/26		81955	T	04/01/26	82044100 45904	HOUSING VOUCHER	877.00
	INVOICE: 10121								
	119517	04/01/26		81955	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,420.00
	INVOICE: 10797								
	119520	04/01/26		81955	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,786.00
	INVOICE: 10807								
	119530	04/01/26		81955	T	04/01/26	82044100 45904	HOUSING VOUCHER	898.00
	INVOICE: 10873								

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	VENDOR TOTALS	2,659.00 YTD INVOICED					42,640.00 YTD PAID		4,981.00
108097	LE, TIEN								
	119167	04/01/26		81956	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 10225								
	119169	04/01/26		81956	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10610								
	VENDOR TOTALS	3,044.00 YTD INVOICED					30,440.00 YTD PAID		3,044.00
101260	LEE, JUXIN (BOB)								
	119155	04/01/26		81957	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,805.00
	INVOICE: 2638								
	VENDOR TOTALS	1,736.00 YTD INVOICED					17,498.00 YTD PAID		1,805.00
123397	LEMOLI PARTNERS-93, A CALIFORNIA PARTNERSHIP								
	119563	04/01/26		81958	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,420.00
	INVOICE: 10834								
	VENDOR TOTALS	-1,297.00 YTD INVOICED					10,083.00 YTD PAID		1,420.00
122038	LEONARD, JOHN								
	119187	04/01/26		81959	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10408								
	VENDOR TOTALS	1,635.00 YTD INVOICED					16,650.00 YTD PAID		1,735.00
123113	LESTER & JENNIFER CANO								
	119186	04/01/26		81960	T	04/01/26	81544100 45904	HOUSING VOUCHER	139.00
	INVOICE: 9971								
	VENDOR TOTALS	139.00 YTD INVOICED					1,390.00 YTD PAID		139.00
124277	LFD LEMOLI LLC.								
	119286	04/01/26		81961	T	04/01/26	81544100 45904	HOUSING VOUCHER	937.00
	INVOICE: 10803								
	119287	04/01/26		81961	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,646.00
	INVOICE: 10818								
	119288	04/01/26		81961	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,800.00
	INVOICE: 10838								
	VENDOR TOTALS	4,181.00 YTD INVOICED					43,418.00 YTD PAID		4,383.00
117147	LIMRA, LLC.								
	119188	04/01/26		81962	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,596.00
	INVOICE: 8900								
	VENDOR TOTALS	1,596.00 YTD INVOICED					15,960.00 YTD PAID		1,596.00

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94084	LINCIR, TOM								
	119330	04/01/26		81963	T	04/01/26	81544100 45904	HOUSING VOUCHER	772.00
	INVOICE: 8500								
	VENDOR TOTALS		760.00 YTD INVOICED				7,672.00 YTD PAID		772.00
123316	LING, PAUL SIONG KUONG								
	119387	04/01/26		81964	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,114.00
	INVOICE: 10231								
	119388	04/01/26		81964	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,275.00
	INVOICE: 4974								
	VENDOR TOTALS		3,264.00 YTD INVOICED				33,144.00 YTD PAID		3,389.00
123419	LING, PAUL SIONG KUONG								
	119504	04/01/26		81965	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,602.00
	INVOICE: 10725								
	VENDOR TOTALS		1,469.00 YTD INVOICED				15,761.00 YTD PAID		1,602.00
122235	LLS GRP #3, LLC								
	119189	04/01/26		81966	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,006.00
	INVOICE: 10008								
	119190	04/01/26		81966	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 3883								
	VENDOR TOTALS		2,862.00 YTD INVOICED				27,704.00 YTD PAID		2,648.00
124235	LO, CHING PING								
	119056	04/01/26		81967	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,575.00
	INVOICE: 10819								
	VENDOR TOTALS		1,584.00 YTD INVOICED				15,786.00 YTD PAID		1,575.00
121100	LOMBARDO, JEANINE								
	119539	04/01/26		81968	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,673.00
	INVOICE: 4729								
	VENDOR TOTALS		1,673.00 YTD INVOICED				16,730.00 YTD PAID		1,673.00
111766	LOS ANGELES COUNTY								
	118893	04/01/26		81969	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10469								
	118894	04/01/26		81969	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10633								
	118895	04/01/26		81969	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 10830								
	119191	04/01/26		81969	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,834.00
	INVOICE: 10469								
	119192	04/01/26		81969	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,747.00
	INVOICE: 10633								

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	119193	04/01/26		81969	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,452.00
	INVOICE: 10830								
	VENDOR TOTALS		749.00 YTD INVOICED				54,575.86 YTD PAID		6,360.63
124126	LOUIS HAHNE REVOCABLE TRUST								
	119183	04/01/26		81970	T	04/01/26	81544100 45904	HOUSING VOUCHER	572.00
	INVOICE: 9139								
	VENDOR TOTALS		691.00 YTD INVOICED				6,077.00 YTD PAID		572.00
103811	LOZANO, JESUS AND NATALIA								
	119194	04/01/26		81971	T	04/01/26	81544100 45904	HOUSING VOUCHER	955.00
	INVOICE: 9407								
	VENDOR TOTALS		327.00 YTD INVOICED				8,294.00 YTD PAID		955.00
112319	LUCHA, ENRIQUE								
	119104	04/01/26		81972	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,220.00
	INVOICE: 10545								
	VENDOR TOTALS		1,211.00 YTD INVOICED				12,182.00 YTD PAID		1,220.00
100503	LY, ANDY QUOC								
	119170	04/01/26		81973	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,365.00
	INVOICE: 10651								
	VENDOR TOTALS		1,247.00 YTD INVOICED				13,532.00 YTD PAID		1,365.00
119952	MALEK, FARSHID								
	119180	04/01/26		81974	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 8488								
	VENDOR TOTALS		1,571.00 YTD INVOICED				15,724.00 YTD PAID		1,573.00
101822	MALONEY, KEVIN								
	119471	04/01/26		81975	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 9435								
	VENDOR TOTALS		2,257.00 YTD INVOICED				20,910.00 YTD PAID		1,247.00
124569	MANVIK REAL ESTATE LLC.								
	119372	04/01/26		81976	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,872.00
	INVOICE: 10815								
	VENDOR TOTALS		.00 YTD INVOICED				11,232.00 YTD PAID		1,872.00
120949	MAOR, NOAM								
	119179	04/01/26		81977	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,110.00
	INVOICE: 8323								

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	VENDOR TOTALS		1,102.00 YTD INVOICED				11,028.00 YTD PAID		1,110.00
115853	MARSELA DEVELOPMENT CORP.								
	119202	04/01/26		81978	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,525.00
	INVOICE: 9500								
	VENDOR TOTALS		1,395.00 YTD INVOICED				15,120.00 YTD PAID		1,525.00
107637	MARSH, JAMES								
	119203	04/01/26		81979	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,564.00
	INVOICE: 9184								
	VENDOR TOTALS		1,835.00 YTD INVOICED				18,508.00 YTD PAID		1,564.00
124280	MASSIMO, DONALD								
	119091	04/01/26		81980	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,458.00
	INVOICE: 10817								
	VENDOR TOTALS		2,376.00 YTD INVOICED				24,252.00 YTD PAID		2,458.00
122935	MATTHEWS FAMILY LIVING TRUST								
	119207	04/01/26		81981	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10636								
	VENDOR TOTALS		1,500.00 YTD INVOICED				15,000.00 YTD PAID		1,500.00
121781	MEA PROPERTIES, LLC.								
	119564	04/01/26		81982	T	04/01/26	81544100 45904	HOUSING VOUCHER	822.00
	INVOICE: 8417								
	VENDOR TOTALS		1,622.00 YTD INVOICED				8,998.00 YTD PAID		822.00
124375	MERINO, ALICIA MONIQUE								
	119365	04/01/26		81983	T	04/01/26	83440010 45904	HOUSING VOUCHER	23.00
	INVOICE: 10677-U								
	VENDOR TOTALS		16.00 YTD INVOICED				209.00 YTD PAID		23.00
120580	MESA PARK SOUTH, LLC.								
	119208	04/01/26		81984	T	04/01/26	81544100 45904	HOUSING VOUCHER	631.00
	INVOICE: 9563								
	119209	04/01/26		81984	T	04/01/26	81544100 45904	HOUSING VOUCHER	877.00
	INVOICE: 9571								
	VENDOR TOTALS		1,712.00 YTD INVOICED				16,304.00 YTD PAID		1,508.00
115116	MICHAEL, SAMIR								
	119210	04/01/26		81985	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 10089								
	119211	04/01/26		81985	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,738.00

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	INVOICE: 10300								
	119212	04/01/26		81985	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 8632								
	VENDOR TOTALS		7,364.00 YTD INVOICED				66,879.00 YTD PAID		6,726.00
104002	MINGO, WILLIAM & RUBY								
	119213	04/01/26		81986	T	04/01/26	81544100 45904	HOUSING VOUCHER	474.00
	INVOICE: 9771								
	VENDOR TOTALS		1,658.00 YTD INVOICED				12,729.00 YTD PAID		474.00
123677	MITTAL ASSETS, LP.								
	119525	04/01/26		81987	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,714.00
	INVOICE: 10839								
	119527	04/01/26		81987	T	04/01/26	82044100 45904	HOUSING VOUCHER	967.00
	INVOICE: 10859								
	119541	04/01/26		81987	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 4834								
	VENDOR TOTALS		2,962.00 YTD INVOICED				39,430.00 YTD PAID		4,052.00
123465	MITTAL LEGACY, LP.								
	119492	04/01/26		81988	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,364.00
	INVOICE: 10603								
	119521	04/01/26		81988	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10808								
	VENDOR TOTALS		3,548.00 YTD INVOICED				33,336.00 YTD PAID		3,276.00
123111	ML-12020 GREVILLEA LLC								
	119214	04/01/26		81989	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,279.00
	INVOICE: 10039								
	VENDOR TOTALS		139.00 YTD INVOICED				8,324.00 YTD PAID		1,279.00
111620	MOBRICI, ALBERTO								
	118948	04/01/26		81990	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,196.00
	INVOICE: 10449								
	118949	04/01/26		81990	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,011.00
	INVOICE: 4684								
	VENDOR TOTALS		2,179.00 YTD INVOICED				21,939.00 YTD PAID		2,207.00
112018	MONARK, LP								
	119215	04/01/26		81991	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,228.00
	INVOICE: 10732								
	119216	04/01/26		81991	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,851.00
	INVOICE: 10752								

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	VENDOR TOTALS		2,912.00 YTD INVOICED				30,623.00 YTD PAID		3,079.00
99468	MONGELLI, RICK								
	119276	04/01/26		81992	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8707								
	VENDOR TOTALS		1,661.00 YTD INVOICED				16,554.00 YTD PAID		1,654.00
107461	MONICA WUERTH DAVIS								
	119565	04/01/26		81993	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,174.00
	INVOICE: 10634								
	119566	04/01/26		81993	T	04/01/26	84440010 45904	HOUSING VOUCHER	686.00
	INVOICE: 10747								
	VENDOR TOTALS		4,098.00 YTD INVOICED				32,461.00 YTD PAID		1,860.00
30143	MONUS, BELA C								
	119217	04/01/26		81994	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,941.00
	INVOICE: 10281								
	119218	04/01/26		81994	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,940.00
	INVOICE: 10493								
	119219	04/01/26		81994	T	04/01/26	81544100 45904	HOUSING VOUCHER	622.00
	INVOICE: 8113								
	119220	04/01/26		81994	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 8807								
	119221	04/01/26		81994	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,464.00
	INVOICE: 9420								
	VENDOR TOTALS		8,626.00 YTD INVOICED				86,413.00 YTD PAID		8,592.00
124511	MOODY, ROZALIND								
	119366	04/01/26		81995	T	04/01/26	82044100 45904	HOUSING VOUCHER	79.00
	INVOICE: 10601								
	VENDOR TOTALS		3,180.00 YTD INVOICED				4,197.00 YTD PAID		79.00
111172	MORA, RUBEN								
	119222	04/01/26		81996	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,712.00
	INVOICE: 4943								
	VENDOR TOTALS		1,726.00 YTD INVOICED				17,246.00 YTD PAID		1,712.00
123963	MORAN, ALEX MILTON								
	119367	04/01/26		81997	T	04/01/26	82044100 45904	HOUSING VOUCHER	25.00
	INVOICE: 10785								
	VENDOR TOTALS		9.00 YTD INVOICED				122.00 YTD PAID		25.00
123495	MOSCOL, JOANA MARIBEL								
	119506	04/01/26		81998	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,504.00

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	INVOICE: 10741								
	VENDOR TOTALS	1,530.00 YTD INVOICED				15,196.00 YTD PAID			1,504.00
119610	MUNOZ, ERNESTO								
	119105	04/01/26		81999	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,519.00
	INVOICE: 10102								
	VENDOR TOTALS	1,384.00 YTD INVOICED				14,920.00 YTD PAID			1,519.00
110239	NAGER, JAY								
	119223	04/01/26		82000	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,010.00
	INVOICE: 9397								
	VENDOR TOTALS	312.00 YTD INVOICED				9,840.00 YTD PAID			2,010.00
116979	NATIONAL COMMUNITY RENAISSANCE								
	119224	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	641.00
	INVOICE: 10259								
	119225	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,583.00
	INVOICE: 10348								
	119226	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10816								
	119227	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,745.00
	INVOICE: 4099								
	119228	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,569.00
	INVOICE: 4104								
	119229	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,475.00
	INVOICE: 4247								
	119230	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,628.00
	INVOICE: 8563								
	119231	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	873.00
	INVOICE: 8687								
	119232	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,643.00
	INVOICE: 9312								
	119233	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	661.00
	INVOICE: 9327								
	119234	04/01/26		82001	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,385.00
	INVOICE: 9688								
	VENDOR TOTALS	18,900.00 YTD INVOICED				178,217.00 YTD PAID			14,903.00
124311	NEO STEPNEY LLC								
	119235	04/01/26		82002	T	04/01/26	81544100 45904	HOUSING VOUCHER	956.00
	INVOICE: 10676								
	VENDOR TOTALS	1,539.00 YTD INVOICED				13,641.00 YTD PAID			956.00
109774	NEVAREZ, JOSE								
	119146	04/01/26		82003	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,465.00
	INVOICE: 10696								

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119147	04/01/26		82003	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,091.00
INVOICE: 10843								
VENDOR TOTALS		2,584.00 YTD INVOICED				21,965.00 YTD PAID		2,556.00
121197 NGUYEN, MAI								
119197	04/01/26		82004	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,391.00
INVOICE: 10375								
VENDOR TOTALS		1,859.00 YTD INVOICED				16,250.00 YTD PAID		1,391.00
120381 NGUYEN, STEVE								
119316	04/01/26		82005	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,257.00
INVOICE: 9047								
VENDOR TOTALS		1,253.00 YTD INVOICED				12,542.00 YTD PAID		1,257.00
121905 NGUYEN, THAN THI								
119236	04/01/26		82006	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,615.00
INVOICE: 10828								
VENDOR TOTALS		1,233.00 YTD INVOICED				10,541.00 YTD PAID		1,615.00
109058 NOUH, JOSEPHINE								
119150	04/01/26		82007	T	04/01/26	81544100 45904	HOUSING VOUCHER	278.00
INVOICE: 8484								
VENDOR TOTALS		210.00 YTD INVOICED				2,644.00 YTD PAID		278.00
106411 NWOKO, JOHN								
119142	04/01/26		82008	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,019.00
INVOICE: 8869								
VENDOR TOTALS		1,019.00 YTD INVOICED				10,190.00 YTD PAID		1,019.00
121322 OKOOBOH, SYLVANUS								
119238	04/01/26		82009	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,374.00
INVOICE: 10120								
119239	04/01/26		82009	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,402.00
INVOICE: 10809								
119240	04/01/26		82009	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,131.00
INVOICE: 9625								
VENDOR TOTALS		5,173.00 YTD INVOICED				42,935.00 YTD PAID		3,907.00
122967 OLIVARES, SAL								
119177	04/01/26		82010	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,065.00
INVOICE: 4755								
119178	04/01/26		82010	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,616.00
INVOICE: 4777								

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	VENDOR TOTALS	2,869.00 YTD INVOICED				27,374.00 YTD PAID			2,681.00
120180	PARSLEY, LLC.								
	119568	04/01/26		82011	T	04/01/26	81544100 45904	HOUSING VOUCHER	900.00
	INVOICE: 10208								
	119569	04/01/26		82011	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10608								
	119570	04/01/26		82011	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,413.00
	INVOICE: 9496								
	119571	04/01/26		82011	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,431.00
	INVOICE: 9987								
	VENDOR TOTALS	5,837.00 YTD INVOICED				55,936.00 YTD PAID			5,444.00
122956	PAZZIA, JENNIFER								
	118971	04/01/26		82012	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,051.00
	INVOICE: 4652								
	VENDOR TOTALS	2,051.00 YTD INVOICED				20,510.00 YTD PAID			2,051.00
123502	PAZZIA, JENNIFER								
	119399	04/01/26		82013	T	04/01/26	81544100 45904	HOUSING VOUCHER	492.00
	INVOICE: 8976								
	119400	04/01/26		82013	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,774.00
	INVOICE: 9258								
	VENDOR TOTALS	3,566.00 YTD INVOICED				39,901.00 YTD PAID			3,266.00
102871	PETTWAY, VERRIE O.								
	119343	04/01/26		82014	T	04/01/26	81544100 45904	HOUSING VOUCHER	707.00
	INVOICE: 9583								
	VENDOR TOTALS	-631.00 YTD INVOICED				6,008.00 YTD PAID			707.00
114815	PINNACLE ACACIA LLC								
	119242	04/01/26		82015	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,594.00
	INVOICE: 5023								
	119243	04/01/26		82015	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,678.00
	INVOICE: 9180								
	VENDOR TOTALS	3,229.00 YTD INVOICED				32,561.00 YTD PAID			3,272.00
120583	PINNACLE DOTY LLC.								
	119244	04/01/26		82016	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10395								
	119245	04/01/26		82016	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10399								
	119246	04/01/26		82016	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 9926								

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	VENDOR TOTALS	4,895.00 YTD INVOICED				49,673.00 YTD PAID			5,031.00
118916	PINNACLE LEMOLI LLC.								
	119247	04/01/26		82017	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,686.00
	INVOICE: 10367								
	119248	04/01/26		82017	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 10431								
	119249	04/01/26		82017	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,192.00
	INVOICE: 10473								
	119250	04/01/26		82017	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,627.00
	INVOICE: 10476								
	VENDOR TOTALS	6,032.00 YTD INVOICED				60,936.00 YTD PAID			6,175.00
113548	POWELLS, TAURENCE KEVIN								
	119535	04/01/26		82018	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 3304								
	VENDOR TOTALS	1,610.00 YTD INVOICED				16,400.00 YTD PAID			1,670.00
120470	POZZOULI FAMILY LLC.								
	119251	04/01/26		82019	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,174.00
	INVOICE: 10238								
	119252	04/01/26		82019	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,001.00
	INVOICE: 10278								
	119253	04/01/26		82019	T	04/01/26	81544100 45904	HOUSING VOUCHER	680.00
	INVOICE: 10345								
	119254	04/01/26		82019	T	04/01/26	83440010 45904	HOUSING VOUCHER	787.00
	INVOICE: 10742								
	119255	04/01/26		82019	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,450.00
	INVOICE: 10881								
	119256	04/01/26		82019	T	04/01/26	81544100 45904	HOUSING VOUCHER	963.00
	INVOICE: 4952								
	119257	04/01/26		82019	T	04/01/26	81544100 45904	HOUSING VOUCHER	857.00
	INVOICE: 8878								
	119258	04/01/26		82019	T	04/01/26	81544100 45904	HOUSING VOUCHER	800.00
	INVOICE: 9831								
	119259	04/01/26		82019	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,742.00
	INVOICE: 9996								
	VENDOR TOTALS	10,806.00 YTD INVOICED				103,470.00 YTD PAID			9,454.00
121650	PRAIRIE RENTALS, LLC								
	119260	04/01/26		82020	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,440.00
	INVOICE: 10398								
	VENDOR TOTALS	1,600.00 YTD INVOICED				14,822.00 YTD PAID			1,440.00
122042	PROFESSIONAL PROPERTY MANAGERS, INC.								
	119261	04/01/26		82021	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,290.00

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INVOICE: 10249								
119262	04/01/26		82021	T	04/01/26	81544100 45904	HOUSING VOUCHER	464.00
INVOICE: 10602								
119263	04/01/26		82021	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,546.00
INVOICE: 10700								
119264	04/01/26		82021	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,989.00
INVOICE: 10705								
119265	04/01/26		82021	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,362.00
INVOICE: 10729								
119266	04/01/26		82021	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,600.00
INVOICE: 10738								
119267	04/01/26		82021	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,548.00
INVOICE: 10829								
119268	04/01/26		82021	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,304.00
INVOICE: 2525								
119269	04/01/26		82021	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,234.00
INVOICE: 6018								
VENDOR TOTALS		14,826.00 YTD INVOICED				131,015.00 YTD PAID		12,337.00
123313 QUALITY DEVELOPMENT CORP.								
119153	04/01/26		82022	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,037.00
INVOICE: 2719								
119154	04/01/26		82022	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,142.00
INVOICE: 8955								
VENDOR TOTALS		1,973.00 YTD INVOICED				21,166.00 YTD PAID		2,179.00
109045 QUERUBIN, JAMES & MYLENE								
119270	04/01/26		82023	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,138.00
INVOICE: 5037								
VENDOR TOTALS		1,012.00 YTD INVOICED				10,627.00 YTD PAID		1,138.00
123704 R3 PROPERTIES 1 LLC								
119478	04/01/26		82024	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,268.00
INVOICE: 10181								
119479	04/01/26		82024	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,223.00
INVOICE: 10215								
119486	04/01/26		82024	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,507.00
INVOICE: 10386								
119500	04/01/26		82024	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,025.00
INVOICE: 10703								
119505	04/01/26		82024	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,320.00
INVOICE: 10734								
119532	04/01/26		82024	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,247.00
INVOICE: 10876								
119533	04/01/26		82024	T	04/01/26	84440010 45904	HOUSING VOUCHER	2,150.00
INVOICE: 10878								
119559	04/01/26		82024	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,418.00
INVOICE: 9921								

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	VENDOR TOTALS	9,434.00 YTD INVOICED		93,452.00 YTD PAID					12,158.00
121412	RABNUB, LLC.								
	119271	04/01/26		82025	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,291.00
	INVOICE: 9251								
	VENDOR TOTALS	1,311.00 YTD INVOICED		12,798.00 YTD PAID					1,291.00
123212	REAL PROPERTY MANAGEMENT INC.								
	119573	04/01/26		82026	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,242.00
	INVOICE: 10682								
	VENDOR TOTALS	923.00 YTD INVOICED		9,549.00 YTD PAID					1,242.00
123731	REED, LANCE								
	119511	04/01/26		82027	T	04/01/26	81544100 45904	HOUSING VOUCHER	515.00
	INVOICE: 10767								
	VENDOR TOTALS	545.00 YTD INVOICED		5,210.00 YTD PAID					515.00
120283	RICKS, PATRICIA								
	119241	04/01/26		82028	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,042.00
	INVOICE: 10853								
	VENDOR TOTALS	4,137.00 YTD INVOICED		33,336.00 YTD PAID					1,042.00
124706	RICKS, PATRICIA								
	119277	04/01/26		82029	T	04/01/26	81544100 45904	HOUSING VOUCHER	881.00
	INVOICE: 10552								
	119278	04/01/26		82029	T	04/01/26	81544100 45904	HOUSING VOUCHER	815.00
	INVOICE: 5036								
	119279	04/01/26		82029	T	04/01/26	81544100 45904	HOUSING VOUCHER	775.00
	INVOICE: 9451								
	VENDOR TOTALS	.00 YTD INVOICED		4,942.00 YTD PAID					2,471.00
120616	RIDGWAY, JR., WILLIAM								
	119508	04/01/26		82030	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,718.00
	INVOICE: 10754								
	119547	04/01/26		82030	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,603.00
	INVOICE: 8700								
	119558	04/01/26		82030	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,617.00
	INVOICE: 9823								
	VENDOR TOTALS	4,829.00 YTD INVOICED		48,944.00 YTD PAID					4,938.00
121872	RIVAS, JR., JOSE N.								
	119152	04/01/26		82031	T	04/01/26	81544100 45904	HOUSING VOUCHER	878.00
	INVOICE: 10523								
	119663	04/01/26		82031	T	04/01/26	81544100 45904	HOUSING VOUCHER	-219.50

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INVOICE: DEBT LEVY-D								
VENDOR TOTALS		878.00 YTD INVOICED				8,560.50 YTD PAID		658.50
119641 RIVERA, YOLY								
119280	04/01/26		82032	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,301.00
INVOICE: 10478								
VENDOR TOTALS		1,301.00 YTD INVOICED				13,010.00 YTD PAID		1,301.00
124267 ROPERIA, JITENDER S.								
119284	04/01/26		82033	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,432.00
INVOICE: 4701								
VENDOR TOTALS		1,349.00 YTD INVOICED				13,795.00 YTD PAID		1,432.00
121526 ROSALES PROPERTY INVESTMENTS INC.								
119285	04/01/26		82034	T	04/01/26	81544100 45904	HOUSING VOUCHER	844.00
INVOICE: 8695								
VENDOR TOTALS		1,164.00 YTD INVOICED				8,488.00 YTD PAID		844.00
104881 ROSENBERG, BARBARA								
119503	04/01/26		82035	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,550.00
INVOICE: 10717								
VENDOR TOTALS		1,550.00 YTD INVOICED				15,500.00 YTD PAID		1,550.00
122999 ROSS MOORE REALTY INC								
119575	04/01/26		82036	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,424.00
INVOICE: 10708								
VENDOR TOTALS		1,445.00 YTD INVOICED				14,387.00 YTD PAID		1,424.00
123211 ROULETTE, GAIL R.								
119452	04/01/26		82037	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,208.00
INVOICE: 4265								
VENDOR TOTALS		749.00 YTD INVOICED				11,621.00 YTD PAID		1,208.00
121988 ROUSSEVE, DARVI								
119182	04/01/26		82038	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,684.00
INVOICE: 8691								
VENDOR TOTALS		1,046.00 YTD INVOICED				17,050.00 YTD PAID		1,684.00
123578 RT 2, LLC								
119482	04/01/26		82039	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 10273								

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	VENDOR TOTALS		1,661.00 YTD INVOICED				16,561.00 YTD PAID		1,654.00
123903	SAINT DANIEL BUILDING LLC.								
	119540	04/01/26		82040	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,092.00
	INVOICE: 4798								
	VENDOR TOTALS		1,092.00 YTD INVOICED				10,920.00 YTD PAID		1,092.00
123904	SAINT DAVID BUILDING LLC.								
	119551	04/01/26		82041	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8980								
	VENDOR TOTALS		2,033.00 YTD INVOICED				16,933.00 YTD PAID		1,654.00
119012	SAINT MARK PROPERTY LLC.								
	119290	04/01/26		82042	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,099.00
	INVOICE: 8265								
	VENDOR TOTALS		1,331.00 YTD INVOICED				11,258.00 YTD PAID		1,099.00
102029	SAMIA, IMELDA								
	119176	04/01/26		82043	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,198.00
	INVOICE: 4133								
	VENDOR TOTALS		1,092.00 YTD INVOICED				11,766.00 YTD PAID		1,198.00
115679	SAMMUT, TOM								
	119331	04/01/26		82044	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 9436								
	VENDOR TOTALS		1,012.00 YTD INVOICED				10,120.00 YTD PAID		1,012.00
117370	SANCHEZ, MANUEL								
	119200	04/01/26		82045	T	04/01/26	81544100 45904	HOUSING VOUCHER	643.00
	INVOICE: 10379								
	VENDOR TOTALS		507.00 YTD INVOICED				6,294.00 YTD PAID		643.00
111243	SANFORD, TERESA								
	119489	04/01/26		82046	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,858.00
	INVOICE: 10557								
	119542	04/01/26		82046	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 8017								
	119555	04/01/26		82046	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,561.00
	INVOICE: 9551								
	VENDOR TOTALS		5,937.00 YTD INVOICED				57,541.00 YTD PAID		5,581.00
121206	SCOTT, FRED								
	119294	04/01/26		82047	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,378.00

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	INVOICE: 10258								
	119295	04/01/26		82047	T	04/01/26	81544100 45904	HOUSING VOUCHER	627.00
	INVOICE: 10770								
	119296	04/01/26		82047	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,334.00
	INVOICE: 9998								
	VENDOR TOTALS	3,376.00 YTD INVOICED					32,655.00 YTD PAID		3,339.00
106104	SCOTT, FRED A. & EMMA L.								
	119297	04/01/26		82048	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,083.00
	INVOICE: 8030								
	VENDOR TOTALS	1,151.00 YTD INVOICED					11,306.00 YTD PAID		1,083.00
122385	SCROGGINS, FRANK								
	119298	04/01/26		82049	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,632.00
	INVOICE: 10546								
	VENDOR TOTALS	1,623.00 YTD INVOICED					16,302.00 YTD PAID		1,632.00
120252	SF KINGS TOWER PROPERTIES LLC.								
	119299	04/01/26		82050	T	04/01/26	82044100 45904	HOUSING VOUCHER	3,213.00
	INVOICE: 10763								
	119300	04/01/26		82050	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,226.00
	INVOICE: 7088								
	119301	04/01/26		82050	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,536.00
	INVOICE: 9453								
	VENDOR TOTALS	5,534.00 YTD INVOICED					57,437.00 YTD PAID		5,975.00
109678	SHEPHERD, DEREK								
	119195	04/01/26		82051	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,289.00
	INVOICE: 10624								
	VENDOR TOTALS	2,289.00 YTD INVOICED					22,890.00 YTD PAID		2,289.00
121972	SHORE WEST PROPERTIES, LLC.								
	119302	04/01/26		82052	T	04/01/26	81544100 45904	HOUSING VOUCHER	544.00
	INVOICE: 10421								
	119303	04/01/26		82052	T	04/01/26	81544100 45904	HOUSING VOUCHER	947.00
	INVOICE: 8721								
	119304	04/01/26		82052	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,501.00
	INVOICE: 9080								
	VENDOR TOTALS	2,960.00 YTD INVOICED					34,025.00 YTD PAID		2,992.00
119834	SHORTER, JEFFREY A.								
	119305	04/01/26		82053	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,556.00
	INVOICE: 4596								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		1,552.00 YTD INVOICED				15,524.00 YTD PAID		1,556.00
117711	SIMERAL, STEVE								
	119306	04/01/26		82054	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,571.00
	INVOICE: 10657								
	119307	04/01/26		82054	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,037.00
	INVOICE: 9533								
	VENDOR TOTALS		3,487.00 YTD INVOICED				35,212.00 YTD PAID		3,608.00
124541	SINGLETON, EARNEST								
	119308	04/01/26		82055	T	04/01/26	81544100 45904	HOUSING VOUCHER	982.00
	INVOICE: 10439								
	VENDOR TOTALS		.00 YTD INVOICED				7,652.00 YTD PAID		982.00
111337	SMITH, VIOLA M.								
	119577	04/01/26		82056	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,392.00
	INVOICE: 10721								
	VENDOR TOTALS		1,360.00 YTD INVOICED				13,824.00 YTD PAID		1,392.00
123703	SMR 1 LLC								
	119491	04/01/26		82057	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,327.00
	INVOICE: 10594								
	VENDOR TOTALS		1,330.00 YTD INVOICED				13,288.00 YTD PAID		1,327.00
104618	SOTO, RUTH								
	119289	04/01/26		82058	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8978								
	VENDOR TOTALS		1,661.00 YTD INVOICED				16,561.00 YTD PAID		1,654.00
93156	SOUTH BAY SENIOR HOUSING CORP.								
	119309	04/01/26		82059	T	04/01/26	81544100 45904	HOUSING VOUCHER	869.00
	INVOICE: 10445								
	VENDOR TOTALS		866.00 YTD INVOICED				8,675.00 YTD PAID		869.00
117710	SOUTHERN NEVADA REGIONAL								
	118899	04/01/26		82060	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	96.48
	INVOICE: 10669								
	118900	04/01/26		82060	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	94.34
	INVOICE: 10768								
	119310	04/01/26		82060	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,630.00
	INVOICE: 10669								
	119311	04/01/26		82060	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,788.00
	INVOICE: 10768								

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	VENDOR TOTALS	8,208.20 YTD INVOICED				30,838.97 YTD PAID			3,608.82
123779	STANDIFER SR, DELBERT								
	119513	04/01/26		82061	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,155.00
	INVOICE: 10773								
	119523	04/01/26		82061	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 10814								
	VENDOR TOTALS	4,134.00 YTD INVOICED				35,550.00 YTD PAID			3,526.00
103194	STEPHENSON, RUDDIE L.								
	119312	04/01/26		82062	T	04/01/26	81544100 45904	HOUSING VOUCHER	890.00
	INVOICE: 10359								
	119313	04/01/26		82062	T	04/01/26	81544100 45904	HOUSING VOUCHER	521.00
	INVOICE: 3480								
	VENDOR TOTALS	2,814.00 YTD INVOICED				16,940.00 YTD PAID			1,411.00
116817	SUKARTO, NANY								
	119317	04/01/26		82063	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,153.00
	INVOICE: 8867								
	119318	04/01/26		82063	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,152.00
	INVOICE: 8939								
	VENDOR TOTALS	8,153.00 YTD INVOICED				53,564.00 YTD PAID			4,305.00
124386	SULLIVAN, TERENCE								
	119319	04/01/26		82064	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,066.00
	INVOICE: 9482								
	VENDOR TOTALS	4,995.00 YTD INVOICED				22,000.00 YTD PAID			2,066.00
123758	TAYLOR, CLAUDETTE L.								
	119510	04/01/26		82065	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10766								
	VENDOR TOTALS	1,617.00 YTD INVOICED				16,345.00 YTD PAID			1,642.00
105118	TED KOLBY REVOCABLE TRUST DATED JULY 9, 2020								
	119572	04/01/26		82066	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,168.00
	INVOICE: 9342								
	VENDOR TOTALS	1,383.00 YTD INVOICED				12,495.00 YTD PAID			1,168.00
119666	THE MONTECITO APTS. INVESTMENT, LP								
	119322	04/01/26		82067	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 4754								
	119323	04/01/26		82067	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 5024								

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	VENDOR TOTALS	3,434.00 YTD INVOICED					31,942.00 YTD PAID		3,190.00
124274	THE PALMS AT 120TH STREET LP								
	119324	04/01/26		82068	T	04/01/26	81544100 45904	HOUSING VOUCHER	908.00
	INVOICE: 10858								
	VENDOR TOTALS	891.00 YTD INVOICED					8,927.00 YTD PAID		908.00
119883	TARLOW, MARVIN								
	119325	04/01/26		82069	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,107.00
	INVOICE: 10099								
	VENDOR TOTALS	1,114.00 YTD INVOICED					11,105.00 YTD PAID		1,107.00
124500	THIERRY, ALBERT								
	119326	04/01/26		82070	T	04/01/26	81544100 45904	HOUSING VOUCHER	770.00
	INVOICE: 9954								
	VENDOR TOTALS	50.00 YTD INVOICED					6,980.00 YTD PAID		770.00
122416	THREE RAINBOWS LLC.								
	119327	04/01/26		82071	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,499.00
	INVOICE: 10547								
	119328	04/01/26		82071	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 9038								
	VENDOR TOTALS	5,618.00 YTD INVOICED					41,015.00 YTD PAID		3,125.00
113165	TOBAR, LUIS								
	119329	04/01/26		82072	T	04/01/26	81544100 45904	HOUSING VOUCHER	548.00
	INVOICE: 10596								
	VENDOR TOTALS	562.00 YTD INVOICED					5,564.00 YTD PAID		548.00
122711	TOMI LYNN KATZ FAMILY TRUST								
	119332	04/01/26		82073	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10512								
	119333	04/01/26		82073	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,976.00
	INVOICE: 10664								
	VENDOR TOTALS	4,069.00 YTD INVOICED					41,858.00 YTD PAID		4,279.00
115015	TOWNSEND, LATANYA								
	119334	04/01/26		82074	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 10079								
	119335	04/01/26		82074	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 9332								
	VENDOR TOTALS	2,816.00 YTD INVOICED					26,165.00 YTD PAID		2,553.00

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119386	TRAN, TRINH								
	119339	04/01/26		82075	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,238.00
	INVOICE: 10368								
	119340	04/01/26		82075	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,445.00
	INVOICE: 8934								
	VENDOR TOTALS		2,655.00 YTD INVOICED				26,606.00 YTD PAID		2,683.00
124310	TRIFECTA CALIFORNIA PROPERTIES, LLC.								
	119336	04/01/26		82076	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,826.00
	INVOICE: 10739								
	119337	04/01/26		82076	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,004.00
	INVOICE: 8855								
	119338	04/01/26		82076	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,568.00
	INVOICE: 9610								
	VENDOR TOTALS		5,819.00 YTD INVOICED				53,081.00 YTD PAID		4,398.00
124294	TRINITY MANAGEMENT INC.								
	119272	04/01/26		82077	T	04/01/26	81544100 45904	HOUSING VOUCHER	446.00
	INVOICE: 10362								
	119273	04/01/26		82077	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,357.00
	INVOICE: 3849								
	119274	04/01/26		82077	T	04/01/26	81544100 45904	HOUSING VOUCHER	623.00
	INVOICE: 4786								
	119275	04/01/26		82077	T	04/01/26	81544100 45904	HOUSING VOUCHER	388.00
	INVOICE: 4885								
	VENDOR TOTALS		1,873.00 YTD INVOICED				24,551.00 YTD PAID		2,814.00
109127	TRUJILLO, DANIEL								
	119077	04/01/26		82078	T	04/01/26	81544100 45904	HOUSING VOUCHER	314.00
	INVOICE: 8460								
	VENDOR TOTALS		527.00 YTD INVOICED				1,621.00 YTD PAID		314.00
123667	TRUONG, NICOLE								
	119553	04/01/26		82079	T	04/01/26	81544100 45904	HOUSING VOUCHER	155.00
	INVOICE: 9338								
	VENDOR TOTALS		3,438.00 YTD INVOICED				4,833.00 YTD PAID		155.00
103619	TUCKER, LENVILLE H.								
	119341	04/01/26		82080	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,317.00
	INVOICE: 10536								
	119342	04/01/26		82080	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 7040								
	VENDOR TOTALS		3,832.00 YTD INVOICED				38,205.00 YTD PAID		3,971.00
107689	UMUKORO, JAMES								

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	119579	04/01/26		82081	T	04/01/26	82044100 45904	HOUSING VOUCHER	949.00
	INVOICE: 10450								
	119580	04/01/26		82081	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10590								
	119581	04/01/26		82081	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10800								
	119582	04/01/26		82081	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,555.00
	INVOICE: 10810								
	119583	04/01/26		82081	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,289.00
	INVOICE: 10821								
	119584	04/01/26		82081	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,733.00
	INVOICE: 8462								
	VENDOR TOTALS		12,263.00 YTD INVOICED				108,795.00 YTD PAID		10,235.00
123449	VELASQUEZ, ROBERTO								
	119534	04/01/26		82082	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,510.00
	INVOICE: 3157								
	VENDOR TOTALS		1,189.00 YTD INVOICED				12,211.00 YTD PAID		1,510.00
123143	VIDJAK, FRANK V.								
	119549	04/01/26		82083	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,385.00
	INVOICE: 8812								
	VENDOR TOTALS		1,257.00 YTD INVOICED				12,954.00 YTD PAID		1,385.00
116891	VISCOT VENTURES, LLC								
	119585	04/01/26		82084	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,158.00
	INVOICE: 9681								
	VENDOR TOTALS		1,116.00 YTD INVOICED				11,370.00 YTD PAID		1,158.00
123979	WALKER, JENNIFER LEIGH								
	119369	04/01/26		82085	T	04/01/26	81544100 45904	HOUSING VOUCHER	241.00
	INVOICE: 10756								
	VENDOR TOTALS		241.00 YTD INVOICED				2,410.00 YTD PAID		241.00
110341	WALTER, MELVIN E.								
	119345	04/01/26		82086	T	04/01/26	81544100 45904	HOUSING VOUCHER	2,486.00
	INVOICE: 10233								
	119346	04/01/26		82086	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,775.00
	INVOICE: 10400								
	119347	04/01/26		82086	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,337.00
	INVOICE: 10855								
	VENDOR TOTALS		4,465.00 YTD INVOICED				50,375.00 YTD PAID		5,598.00
107712	WARD, JULIUS								
	119172	04/01/26		82087	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,585.00

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	INVOICE: 10771								
	119173	04/01/26		82087	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10772								
	VENDOR TOTALS	3,004.00 YTD INVOICED					31,196.00 YTD PAID		3,227.00
100596	WATSON, HUBERT								
	119348	04/01/26		82088	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,239.00
	INVOICE: 10358								
	119349	04/01/26		82088	T	04/01/26	81544100 45904	HOUSING VOUCHER	706.00
	INVOICE: 10462								
	119350	04/01/26		82088	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,454.00
	INVOICE: 10648								
	119351	04/01/26		82088	T	04/01/26	83440010 45904	HOUSING VOUCHER	834.00
	INVOICE: 10728								
	119352	04/01/26		82088	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,759.00
	INVOICE: 10757								
	119353	04/01/26		82088	T	04/01/26	82044100 45904	HOUSING VOUCHER	2,248.00
	INVOICE: 10761								
	119354	04/01/26		82088	T	04/01/26	82044100 45904	HOUSING VOUCHER	941.00
	INVOICE: 9106								
	VENDOR TOTALS	9,925.00 YTD INVOICED					90,447.00 YTD PAID		9,181.00
123246	WEIR, JONATHAN								
	119550	04/01/26		82089	T	04/01/26	81544100 45904	HOUSING VOUCHER	628.00
	INVOICE: 8824								
	VENDOR TOTALS	638.00 YTD INVOICED					6,360.00 YTD PAID		628.00
121311	WHITE, FREDDIE								
	119355	04/01/26		82090	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,061.00
	INVOICE: 5094								
	VENDOR TOTALS	1,061.00 YTD INVOICED					10,610.00 YTD PAID		1,061.00
107451	WIJESIRIWARDENA, LASANTHA								
	119165	04/01/26		82091	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,319.00
	INVOICE: 8899								
	VENDOR TOTALS	1,220.00 YTD INVOICED					12,794.00 YTD PAID		1,319.00
121801	WILLIAMS, MARSHALL								
	119205	04/01/26		82092	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,399.00
	INVOICE: 9067								
	VENDOR TOTALS	1,386.00 YTD INVOICED					13,899.00 YTD PAID		1,399.00
124526	WILLIAMS, TY'QUWISHA								
	119371	04/01/26		82093	T	04/01/26	81544100 45904	HOUSING VOUCHER	25.00
	INVOICE: 10644								

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	VENDOR TOTALS		147.00 YTD INVOICED				372.00 YTD PAID		25.00
111459	WILSON, TERI								
	119586	04/01/26		82094	T	04/01/26	81544100 45904	HOUSING VOUCHER	780.00
	INVOICE: 10475								
	119587	04/01/26		82094	T	04/01/26	82044100 45904	HOUSING VOUCHER	1,495.00
	INVOICE: 4541								
	VENDOR TOTALS		4,458.00 YTD INVOICED				25,621.00 YTD PAID		2,275.00
108377	WRIGHT, PAMELA D.								
	119356	04/01/26		82095	T	04/01/26	84440010 45904	HOUSING VOUCHER	1,528.00
	INVOICE: 10746								
	119357	04/01/26		82095	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,168.00
	INVOICE: 8234								
	VENDOR TOTALS		2,445.00 YTD INVOICED				24,952.00 YTD PAID		2,696.00
110909	WYNNE, MARJORIE								
	119201	04/01/26		82096	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,741.00
	INVOICE: 8332								
	VENDOR TOTALS		3,524.00 YTD INVOICED				26,252.00 YTD PAID		1,741.00
124279	11651 - 11652 YORK AVENUE, LLC.								
	119175	04/01/26		82097	T	04/01/26	81544100 45904	HOUSING VOUCHER	951.00
	INVOICE: 10822								
	VENDOR TOTALS		856.00 YTD INVOICED				8,890.00 YTD PAID		951.00
123707	YORK ROSE LLC								
	119507	04/01/26		82098	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10745								
	119545	04/01/26		82098	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,801.00
	INVOICE: 8422								
	VENDOR TOTALS		2,390.00 YTD INVOICED				31,349.00 YTD PAID		3,152.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	119282	04/01/26		82099	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10656								
	VENDOR TOTALS		1,904.00 YTD INVOICED				15,692.00 YTD PAID		1,532.00
115662	ZAPF (12726 TRURO), ROD								
	119283	04/01/26		82100	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,085.00
	INVOICE: 9963								
	VENDOR TOTALS		950.00 YTD INVOICED				9,635.00 YTD PAID		1,085.00

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						REPORT TOTALS		943,264.44

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	219.50
TOTAL EFT TRANSFERS	317	943,044.94

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PAID INVOICES REPORT

CHECK: H040126X TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
105745	13615 CERISE AVENUE L.P.								
	119968	03/01/26		82101	T	04/01/26	81544100 45904	HOUSING VOUCHER	200.00
	INVOICE: 8010-1								
	VENDOR TOTALS	9,234.00 YTD INVOICED					79,113.00 YTD PAID		200.00
117074	2300 W. EL SEGUNDO LP								
	119962	03/01/26		82102	T	04/01/26	81544100 45904	HOUSING VOUCHER	14.00
	INVOICE: 10783-1								
	VENDOR TOTALS	6,032.00 YTD INVOICED					57,853.00 YTD PAID		14.00
121648	BLUE WATER ASSET MANAGEMENT, LP								
	119957	03/01/26		82103	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,226.00
	INVOICE: 10454-1								
	VENDOR TOTALS	4,884.00 YTD INVOICED					42,968.00 YTD PAID		1,226.00
121492	CHADRON TERRACE, LLC.								
	119950	02/01/26		82104	T	04/01/26	82044100 45904	HOUSING VOUCHER	222.00
	INVOICE: 10583-1								
	119958	03/01/26		82104	T	04/01/26	82044100 45904	HOUSING VOUCHER	222.00
	INVOICE: 10583-1								
	VENDOR TOTALS	57,073.00 YTD INVOICED					485,702.00 YTD PAID		444.00
119168	COSTA, FRANCO								
	119959	03/01/26		82105	T	04/01/26	81544100 45904	HOUSING VOUCHER	435.00
	INVOICE: 9286-1								
	VENDOR TOTALS	2,296.00 YTD INVOICED					22,778.00 YTD PAID		435.00
102245	CRC MANAGEMENT INC.								
	119963	03/01/26		82106	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,568.00
	INVOICE: 9388-1								
	VENDOR TOTALS	53,318.00 YTD INVOICED					508,537.00 YTD PAID		1,568.00
123921	DONDI CHERRY REVOCABLE TRUST								
	119967	03/01/26		82107	T	04/01/26	81544100 45904	HOUSING VOUCHER	585.00
	INVOICE: 9646-1								
	VENDOR TOTALS	-479.00 YTD INVOICED					17,534.00 YTD PAID		585.00
123622	HIRATA PROPERTIES, LLC.								
	119964	03/01/26		82108	T	04/01/26	81544100 45904	HOUSING VOUCHER	192.00
	INVOICE: 10659-1								
	VENDOR TOTALS	12,769.00 YTD INVOICED					104,978.00 YTD PAID		192.00
124727	HOUSING AUTHORITY OF THE CITY OF LOS ANGELES								

PAID INVOICES REPORT

CHECK: H040126X TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	119948	01/01/26		82110	T	04/01/26	83440010 45904	HOUSING VOUCHER	1,779.00
	INVOICE:	10707-1							
	119954	02/01/26		82110	T	04/01/26	83440010 45904	HOUSING VOUCHER	2,043.00
	INVOICE:	10707-1							
	119954	02/01/26		82110	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE:	10707-1							
	VENDOR TOTALS		.00 YTD INVOICED				8,239.26 YTD PAID		3,932.42
110936	HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN								
	119955	03/01/26		82109	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	108.90
	INVOICE:	4961-1							
	119960	03/01/26		82109	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,049.00
	INVOICE:	4961-1							
	VENDOR TOTALS		27,099.14 YTD INVOICED				106,962.61 YTD PAID		1,157.90
124727	HOUSING AUTHORITY OF THE CITY OF LOS ANGELES								
	119969	03/01/26		82110	T	04/01/26	83440010 45904	HOUSING VOUCHER	2,043.00
	INVOICE:	10707-1							
	119969	03/01/26		82110	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE:	10707-1							
	VENDOR TOTALS		.00 YTD INVOICED				8,239.26 YTD PAID		2,153.42
123425	JR AJ, LLC.								
	119952	02/01/26		82111	T	04/01/26	81544100 45904	HOUSING VOUCHER	395.00
	INVOICE:	10826-1							
	119965	03/01/26		82111	T	04/01/26	81544100 45904	HOUSING VOUCHER	395.00
	INVOICE:	10826-1							
	VENDOR TOTALS		5,504.00 YTD INVOICED				45,661.00 YTD PAID		790.00
100096	ORANGE COUNTY HOUSING AUTHORITY								
	119938	12/01/24		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	999.00
	INVOICE:	10551-1							
	119939	01/01/25		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	999.00
	INVOICE:	10551-1							
	119940	02/01/25		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	999.00
	INVOICE:	10551-1							
	119941	03/01/25		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	999.00
	INVOICE:	10551-1							
	119942	04/01/25		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	512.00
	INVOICE:	10551-1							
	119943	05/01/25		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	512.00
	INVOICE:	10551-1							
	119944	06/01/25		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	512.00
	INVOICE:	10551-1							
	119945	06/01/25		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	3,738.00
	INVOICE:	10171-1							
	119945	06/01/25		82112	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42

PAID INVOICES REPORT

CHECK: H040126X TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10171-1								
	119970	03/01/26		82112	T	04/01/26	81544100 45904	HOUSING VOUCHER	22.84
	INVOICE: 5048-1								
	VENDOR TOTALS		9,380.42 YTD INVOICED				19,244.10 YTD PAID		9,403.26
117710	SOUTHERN NEVADA REGIONAL								
	119946	12/01/25		82113	T	04/01/26	81544100 45904	HOUSING VOUCHER	421.00
	INVOICE: 10669-1								
	119947	01/01/26		82113	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	96.48
	INVOICE: 10669-1								
	119947	01/01/26		82113	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,630.00
	INVOICE: 10669-1								
	119949	02/01/26		82113	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	96.48
	INVOICE: 10669-1								
	119951	02/01/26		82113	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,630.00
	INVOICE: 10669-1								
	119956	03/01/26		82113	T	04/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	96.48
	INVOICE: 10669-1								
	119961	03/01/26		82113	T	04/01/26	81544100 45904	HOUSING VOUCHER	1,630.00
	INVOICE: 10669-1								
	VENDOR TOTALS		8,208.20 YTD INVOICED				36,439.41 YTD PAID		5,600.44
123449	VELASQUEZ, ROBERTO								
	119953	02/01/26		82114	T	04/01/26	81544100 45904	HOUSING VOUCHER	321.00
	INVOICE: 3157-1								
	119966	03/01/26		82114	T	04/01/26	81544100 45904	HOUSING VOUCHER	321.00
	INVOICE: 3157-1								
	VENDOR TOTALS		1,189.00 YTD INVOICED				12,853.00 YTD PAID		642.00
								REPORT TOTALS	28,343.44

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	14	28,343.44

** END OF REPORT - Generated by Shuntell Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF MARCH 24, 2026

ORIGINATING DEPARTMENT: FINANCE

The City Treasurer submits the following Asset Forfeiture Warrants for your approval:

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
3/24/26	11132	11135	ASSET FORFEITURE	41,573.24
3/24/26	11136	11136	ASSET FORFEITURE	2,901.05
*** Emergency Issue - for ratification only**				44,474.29

State of California, County of Los Angeles SS:

The foregoing claims/demands/warrants have been filed with me; each one bearing an endorsement of the officer or employee of the department, requiring same, that the price is correct.

_____ City Treasurer

_____ City Clerk

PAID INVOICES REPORT

CHECK: AT032426 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
117149	ADVANCED AIR, LLC.								
	118851	03/04/26	2937	11136	T	03/24/26	23002244 45144	GASOLINE & OIL	2,901.05
	INVOICE: February 2026								
	VENDOR TOTALS		.00 YTD INVOICED				27,523.07 YTD PAID		2,901.05
								REPORT TOTALS	2,901.05

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	2,901.05

** END OF REPORT - Generated by Shuntell Dixon **

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: AJ032426 TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
118994	CELLEBRITE, INC.								
	119780	03/09/26	3196	11132	P	03/24/26	22210010 40514	CONTRACT SERVICES	23,923.25
	INVOICE: INVUS296281								
	VENDOR TOTALS		.00 YTD INVOICED				23,923.25 YTD PAID		23,923.25
124016	EGM FLYING SERVICES								
	118852	03/03/26		11133	T	03/24/26	22210010 40514	CONTRACT SERVICES	3,150.00
	INVOICE: 0022								
	VENDOR TOTALS		.00 YTD INVOICED				31,290.00 YTD PAID		3,150.00
124597	EMS QI PARTNERS, LLC.								
	118721	02/24/26		11134	T	03/24/26	22210010 40514	CONTRACT SERVICES	4,749.99
	INVOICE: HPD-10-12/2025								
	VENDOR TOTALS		.00 YTD INVOICED				9,499.98 YTD PAID		4,749.99
124654	PROALIGN LLC								
	118853	03/01/26	3207	11135	T	03/24/26	22210010 40514	CONTRACT SERVICES	9,750.00
	INVOICE: 24213								
	VENDOR TOTALS		.00 YTD INVOICED				34,500.00 YTD PAID		9,750.00
								REPORT TOTALS	41,573.24

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	23,923.25
TOTAL EFT TRANSFERS	3	17,649.99

** END OF REPORT - Generated by Shuntell Dixon **

AGENDA ITEM NO. 6.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Clerk

City Manager: Department Head:

SUBJECT:
Approval of City Council meeting minutes for the regular meetings of March 10, 2026. Motion to approve minutes.

RECOMMENDED MOTION:
Staff recommends that the Council approve the regular City Council meeting minutes of March 10, 2026.

DISCUSSION:
The purpose of the minutes is to historically preserve the events of the City Council meetings. The minutes typically describe the event of the meeting and may include a list of attendees, a statement of the issues considered by the participants and related responses or decisions related to the issues. It is not a requirement that the minutes be a transcript, but instead a historical preservation/record of the actions, guidance, and directives provided in conducting the wishes and the business of the City of Hawthorne by the said policy-making body.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 Hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
M 03.10.26

DRAFT

MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA HELD MARCH 10, 2026

CALL TO ORDER

The evening's meeting was called to order at 6:06pm.

INVOCATION

City Attorney David Caceras gave the evening's invocation.

PLEDGE OF ALLEGIANCE

The City Manager, Vontry Norris led the pledge of allegiance.

ROLL CALL

Present: Mayor Alex Vargas; Mayor Pro Tem Alex Monteiro; Council Member Katrina Manning; Council Member Angie Reyes English; Council Member Faye Johnson

Also Present: City Manager Vontray Norris; City Attorney David Caceres; Deputy City Clerk Diana Cucalon

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Recognizing Our Restaurant Week Participants -- A. Monteiro
2. FIFA 2026, Public Safety Update -- Hawthorne Police Department
3. Good Neighbor Award Presentation -- Human Resources Department

PUBLIC COMMENTS

Pat Donaldson, announced the Hawthorne Chamber of Commerce mixer at Hummus House.
Gordon Michael Mego, shared various concerns.
Joann Varga, shared concerns regarding airplane noise and hangar construction noise.
Kyle Orlemann, shared concerns regarding the veterans commission and Item 8 on the City Council agenda regarding neighborhood parking. Orlemann also inquired about emergency housing voucher reallocation towards HUD VASH program.

CITY CLERK'S CONSENT CALENDAR

4. The Finance Department requests approval of the warrants. Motion to approve the warrants.

   RECOMMENDED MOTION:
   Staff Recommends that the City Council approve the warrants issued for the period of 02/25/2026 to 03/10/2026 for a total of $5,479,364.85.

5. Approval of City Council meeting minutes for the regular meeting of February 24, 2026. Motion to approve minutes.

   RECOMMENDED MOTION:
   Staff recommends that the Council approve the regular City Council meeting minutes of February 24, 2026.

6. Approval of waiver of full readings of resolutions and ordinances on Tuesday, March 10, 2026's agenda. Motion to waive full readings.

RESOLUTIONS

7. Resolution No. 8590 -- A Resolution of the City Council of the City of Hawthorne, California, authorizing and approving an increase to the Administrative Vehicle Stored/Impound Release Fee.

RECOMMENDED MOTION:
Recommend the City Council adopt Resolution No. 8590, amending the City's Master Fee Schedule to increase the Administrative Vehicle Stored/Impound Release Fee from $102 to $200, establish new administrative fee categories of $325 for 30-Day Impound Hold Releases and DUI-Related Impound Releases, and authorize an annual cost-of-living adjustment to these administrative fees based on the Consumer Price Index (CPI).

Mayor Vargas moved, Mayor Pro Tem Monteiro seconded to approve the City Clerk's Consent Calendar (Items 4-7).
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, Mayor Vargas.
NOES: NONE

ORDINANCES

8. ORDINANCE NO. 2261 (SECOND READING) AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AMENDING CHAPTER 10.36 (STOPPING, STANDING AND PARKING) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE HAWTHORNE MUNICIPAL CODE TO ESTABLISH PARKING METER ZONES, OPERATIONS, FEES AND PROCEDURES. Motion to adopt.

RECOMMENDED MOTION:
Open and Close Public Hearing -- Adopt Ordinance No. 2261 on March 10, 2026.

Bill Myers expressed concerns regarding this item.

Mayor Pro Tem Monteiro motioned, Councilmember Manning seconded to adopt Item 8.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

BIDS: OPENINGS & RESULTS
(None at this time)

PUBLIC HEARINGS

GENERAL MATTERS
(None at this time)

CITY MANAGER'S CONSENT CALENDAR

9. American Rescue Plan Act (ARPA) update and request for approval of recommendation.

RECOMMENDED MOTION:
Staff recommends that the City Council provide approval of reallocation recommendation and receive and file the ARPA Economic Development Plan Programs update.

10. Review of the Mid-Year Financial Report for Fiscal Year 2025-2026.

RECOMMENDED MOTION:
Staff recommends that the City Council receive, approve, and file the Mid Year Financial Report for Fiscal Year 2025-2026.

11. Emergency Housing Voucher (EHV) Program -- Service Fee Reconciliation and Authorization to Remit Funds to U.S. Department of Housing and Urban Development (HUD).

RECOMMENDED MOTION:
Staff recommends that the City Council:
1. Receive and file the Emergency Housing Voucher (EHV) Program Service Fee Reconciliation Notice; and
2. Authorize the City Manager or his designee to remit $105,720 in unspent EHV Service Fees to the U.S. Department of Housing and Urban Development (HUD) in accordance with federal requirements.

12. Increased Investments in 3-5 year tiered fixed investments through Multi-Bank Securities (MBS).

RECOMMENDED MOTION:
Approve staff's request to increase investments through MBS and authorize certain designated City of Hawthorne Officers (pursuant to Resolution 8421) to execute transfers of up to $20 million of the City's General Fund to invest in fixed investments through Multi-Bank Securities.

13. City Council of the City of Hawthorne, California, Announcing Free Income Tax Preparation Services starting on Saturday, March 14, 2026, and ending on Saturday, April 18, 2026, from 10 am- 2 pm, at the Hawthorne Memorial Center as part of the Volunteer Income Tax Assistance ("VITA") Program

RECOMMENDED MOTION:
That the City Council approve free income tax preparation services offered through the Volunteer Income Tax Assistance (VITA) Program at the Hawthorne Memorial Center.

Councilmemer Manning pulled Item 12 for discussion
Councilmember Reyes English pulled Items 11 and 13 for discussion.
Councilmember Johnson pulled Item 10 for discussion.

Mayor Vargas motioned, Mayor Pro Tem Monteiro seconded to approve Item 9.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

Mayor Vargas motioned, Mayor Pro Tem Monteiro seconded to approve Item 10.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

Councilmember Reyes English motioned, Mayor Pro Tem Monteiro seconded to approve Item 11.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

Councilmember Reyes English motioned, Councilmember Manning seconded to approve Item 12.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

Councilmember Reyes English motioned, Councilmember Johnson seconded to approve Item 13.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

CITY ATTORNEY'S CONSENT CALENDAR

14. Claim for bodily injury by Toni Tabb.

RECOMMENDED MOTION:
Staff recommends that the City Council deny the claim by Toni Tabb.

Mayor Vargas motioned, Mayor Pro Tem Monteiro seconded to approve the City Attorney's consent calendar, Item 14 .
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

DISCUSSION ITEMS

(None at this time)

ELECTED OFFICIALS REPORTS

COUNCIL DIRECTIVES

Councilmember Johnson gave direction for quarterly reporting of vacant, bordered, leaving, or opening business properties within the corridor of Hawthorne Blvd between El Segundo and Rosecrans.

Councilmember Johnson motioned, Mayor Pro Tem Monteiro seconded to approve this directive.
AYES: Councilmembers Johnson, Manning, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.
ABSTAIN: Councilmember Reyes English

Councilmember Johnson gave the directive for jewelry and City logo lapel pins, current and vintage to be available on the City's Store.

Councilmember Johnson motioned, Mayor Pro Tem Monteiro seconded to approve this item.
AYES: Councilmembers Johnson, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: Councilmember Reyes English
ABSTAIN: Councilmember Manning

Councilmember Manning gave the directive to bring back a presentation within 90 days regarding information about short-term rentals.

Councilmember Manning motioned, Mayor Vargas seconded to approve this directive.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

Councilmember Manning gave the directive to receive information regarding the process of donation receival by the City in the form of a legal confidential.

Councilmember Manning motioned, Mayor Vargas seconded to approve this directive.
AYES: Councilmembers Johnson, Manning, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.

Mayor Pro Tem Monteiro gave the directive to look into usage of the water tower more effectively to highlight the city using lights.

Mayor Pro Tem Monteiro motioned, Councilmember Johnson seconded to approve this directive.
AYES: Councilmembers Johnson, Reyes English, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: None.
ABSTAIN: Councilmember Manning

Mayor Pro Tem Monteiro gave the directive for City Manager Vontray Norris to work with Finance to discuss ideas to increase the TOT (Transient Occupancy Tax) and bring back a presentation.

Mayor Pro Tem Monteiro motioned, Councilmember Johnson seconded to approve this directive.
AYES: Councilmembers Johnson, Manning, Mayor Pro Tem Monteiro, and Mayor Vargas
NOES: Councilmember Reyes English

Mayor Pro Tem Monteiro gave the directive requesting a proclamation for the 2nd opening of the Venice Clinic.

No Vote Necessary for this directive.

CLOSED SESSION

(None at this time)

ADJOURNMENT

This meeting was adjourned at 9:45pm.

CERTIFICATION

Passed and approved this 24th day of March 2026.

_____
Dayna Williams-Hunter
City Clerk

AGENDA ITEM NO. 8.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Housing

City Manager: Department Head:



SUBJECT:
Resolution No. 8591 -- A Resolution of the City Council of the City of Hawthorne, California Approving a Third Amendment to the Professional Services Agreement with Citiguard Inc.

RECOMMENDED MOTION:
1. Approve the third amendment to the Professional Services Agreement with Citiguard for the period of one year from 3/14/2026 to 3/14/2027 to provide security services for the Bridge of Hope Community Housing (BHCH) site.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the Fiscal Year 2026-2027 Professional Services Agreement with Citiguard.

3. Authorize the Department of Finance to establish a blanket purchase order for Citiguard not to exceed $237,961 in administrative fees.

DISCUSSION:
On April 23, 2024, the Council approved a Professional Services Agreement with Citiguard for BHCH site security. There is now a need to amend the agreement with an updated Scope of Work and change in rates. The proposal reflects a 4.78% increase in fees. There is no change in services.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
It is requested that the General Fund be utilized to cover the full cost of $237,961, as no alternative funding sources are currently available to support this essential service.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Resolution No. 8591
Citiguard Inc Third Amendment Agreement 2026-27

RESOLUTION NO. 8591

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AUTHORIZING THE THIRD AMENDMENT FOR CONSULTANT SERVICES ENTERED INTO MARCH 14, 2026 THROUGH MARCH 14, 2027, BETWEEN THE CITY OF HAWTHORNE AND CITIGUARD INCORPORATED.

This third Amendment to City of Hawthorne Agreement for Consultant Services ("Third Amendment") is made and entered into as of March 14, 2026 ("Effective Date"), by and between the City of Hawthorne, a municipal corporation ("City"), and Citiguard Inc, a California corporation ("Consultant") (collectively, the "Parties") with reference to the following:

WHEREAS, City and Consultant entered into an Agreement for Consultant Services dated March 14, 2023, to provide security services to the Bridge of Hope Community Housing project;

WHEREAS, City and Consultant now desire to extend the term for one (1) year, through March 13, 2027 (the "Extended Period"); and

WHEREAS, City desires to set forth Consultant's maximum compensation and scope of services for the Extended Period accordingly.

NOW, THEREFORE, THE CITYCOUNCIL OF THE CITY OF HAWTHORNE DOES RESOLVE, DECLARE, DETERMAINE, AND ORDER AS FOLLOWS:

Section 1. Defined Terms. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings set forth for such terms in the Original Agreement.

Section 2. Revised Scope of Services. The Scope of Services, Exhibit "A" attached hereto and incorporated herein by this reference.

Section 3. Term. The Term of the Original Agreement as set forth in Section 1 therein began on March 14, 2023, and continues on an as-needed basis unless earlier terminated. This Third Amendment hereby amends Section 1 of the Original Agreement to provide for a one (1) year term from March 14, 2026 to March 13, 2027. All other language in Section 1 of the Original Agreement shall remain unchanged.

Section 4. Insurance. The insurance requirements set forth in Exhibit "B" all terms thereof shall remain in full force and effect during the Extended Period.

Section 5. Compensation. The total not-to-exceed compensation set forth in Exhibit A is the sum of Two Hundred Thirty-Seven Thousand Nine Hundred Sixty-One and 00/100 Dollars ($237,961.00).

Section 6. Integration. This Third Amendment and all attachments hereto (if any) integrate all of the terms and conditions mentioned herein, and supersede all negotiations with respect hereto. This Third Amendment amends, as set forth herein, the Original Agreement and except as specifically amended hereby, the Original Agreement shall remain in full force and effect. To the extent that there is any conflict or inconsistency between the terms and provisions of this Third Amendment and the terms

and provisions of the Original Agreement, the terms and provisions of this Third Amendment shall control.

Section 7. This Resolution shall become effective immediately upon its adoption.

Section 8. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and ADOPTED this 24th day of March, 2026.

ATTEST:

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne

_____
ALEX VARGAS, Mayor
City of Hawthorne

APPROVED AS TO FORM:

_____
DAVID CACERES, City Attorney
City of Hawthorne

THIRD AMENDMENT TO THE
CONSULTANT AGREEMENT FOR SECURITY SERVICES BETWEEN THE CITY OF HAWTHORNE ("CITY") AND CITIGUARD INCORPORATED ("CONSULTANT")

This Third Amendment to the Consultant Agreement for Citiguard Incorporated to perform security services is made this 14th day of March 2026 by and between the City of Hawthorne, a California municipal corporation ("City") and Citiguard Incorporated, a California corporation ("Consultant").

RECITALS

WHEREAS the City and Citiguard Incorporated are parties to a Consulting Agreement for Services dated March 14, 2023, for the purpose of providing security services to the Bridge of Hope Community Housing Project.

WHEREAS the City now desires to extend the term of the agreement for one (1) additional year through March 13, 2027, and to establish the scope of services and maximum compensation for the extended period.

WHEREAS the City Council of the City of Hawthorne adopted **Resolution No. 8591** authorizing the Third Amendment to the Consultant Agreement for continued security services at the Bridge of Hope Community Housing Project.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:
Effective March 14, 2026, the City will amend the existing agreement to extend the term for one (1) year, through March 13, 2027, for continued security services at the Bridge of Hope Community Housing Project. The Scope of Services shall remain as described in **Exhibit "A"** attached hereto and incorporated herein by reference.

The total compensation for services performed during the extended period shall not exceed **Two Hundred Thirty-Seven Thousand Nine Hundred Sixty-One and 00/100 Dollars ($237,961.00)**.

All insurance requirements set forth in **Exhibit "B"** of the original agreement shall remain in full force and effect during the extended period.

Except as specifically amended herein, all terms, conditions, and provisions of the original agreement and prior amendments shall remain in full force and effect.

IN WITNESS THEREOF, the City and Citiguard Incorporated have executed this Third Amendment as of the day and year written above.

CITY OF HAWTHORNE, CALIFORNIA, a municipal corporation

_____
VON NORRIS, City Manager
City of Hawthorne

APPROVED AS TO FORM:

_____
DAVID CACERES, City Attorney
City of Hawthorne

CONSULTANT

_____
SAMI NOMAIR, Executive Director
Citiguard Incorporated

_____
DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne

CITY OF HAWTHORNE

AGREEMENT FOR CONSULTANT SERVICES

THIS CONSULTANT AGREEMENT is made and effective as of March 14, 2023 between the City of Hawthorne, a municipal corporation ("City") and Citigaurd Inc ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on March 14, 2023, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.
(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works and at the time the City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of $1,000,000 combined single limit coverage against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

B) Contractor shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor

Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. Contractor shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of Contractor's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with

respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:

Vontray Norris
City Manager
City of Hawthorne

CONSULTANT:

By: Sami Nomair
Name: Sami Nomair
Title: Executive Director
Citiguard Inc

APPROVED AS TO FORM:

ROBERT KIM
City Attorney
City of Hawthorne

ATTEST:

Dayna Williams-Hunter
City Clerk
City of Hawthorne

EXHIBIT A

Proposal

BRIDGE OF HOPE COMMUNITY HOUSING
RFP: BRIDGE HOUSING SITE SECURITY
COST PROPOSAL FOR

CITY OF HAWTHORNE

Sites: 3200 W 131st St, Hawthorne, CA 90250

Duties: two-phase project:

1) ***Development of an Operations and Security Plan***: Citiguard will work with the City of Hawthorne to develop an approved Operations and Security Plan that outlines how the site will be monitored and ensures all residents' safety. The Plan will include program policies and procedures, participant eligibility criteria, program intake and exit procedures, site oversight responsibilities, staffing levels, qualifications, and schedule.

2) ***Operation of the Site***: Citiguard will operate the site according to the approved Operations and Security Plan. In general, operations and security activities will include but are not limited to identifying and screening participants, staff and visitors daily.

***NOTE -- Price of Security Guard per hour includes all Key Personnel assigned to project. Citiguard uses NO sub-consultants or sub-contractors.**

Type of Security Service	**Unarmed**
Number of Security Guards	**1**
Days of Service	**Monday - Sunday**
Hours of Service	**Twenty-four (24)**
Cost Per Hour	**$27.26**
Total Service Days Per Week	**Seven (7)**
Total Service Hours Per Day	**Twenty-four (24)**
Total Service Hours Per 7 Day Week Schedule	**168**
Total Cost Per Month **Total Cost for 1st Year**	**$19,830.00** **$237,961.00**

EXHIBIT B

Insurance

CITIINC-01 AKANG

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 2/18/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Paramount Exclusive Insurance Services, Inc. 15760 Ventura Blvd. Suite 500 Encino, CA 91436	PHONE (A/C, No, Ext): (818) 986-7283	FAX (A/C, No): (818) 986-4949
	E-MAIL ADDRESS: service@paramountexclusiveins.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Evanston Ins. Co.	035378
INSURER B : National Fire & Marine Ins.	20052
INSURER C : Travelers Casualty and Surety Company of America	31194
INSURER D : Underwriters at Lloyd's of London	32727
INSURER E :	
INSURER F :	

INSURED

CitiGuard Inc
5550 Topanga Canyon Blvd, Suite 310
Woodland Hills, CA 91367

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		BMGG100043-01	3/26/2025	3/26/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	X OTHER:						Professional Li	$ 1,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS			72APB011105	3/26/2025	3/26/2026	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							HNOA Section D)	$ 1,000,000
A	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE			BMGE100039-01	3/26/2025	3/26/2026	AGGREGATE	$
	DED RETENTION $						Aggregate	$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
C	Crime			107479980	7/27/2025	7/27/2026	Single Loss	1,000,000
D	Hired & Non Owned			RTSHNOA-02322	4/23/2025	4/23/2026	Limit	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Hawthorne, its officer and employees shall be named as additional insured with respect to General Liability. Insurance shall not be canceled or terminated without 30 days written notice. Insurance is primary and any insurance held by City for its own protection shall be excess. Excess/Umbrella Liability follows form

CERTIFICATE HOLDER

City of Hawthorne
4455 W126th St
Hawthorne, CA 90250

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Danielle Jáuregui

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
As required by written contract executed prior to commencement of operations.	All Locations. ,
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

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A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable Limits of Insurance shown in the Declarations; whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

© Insurance Services Office, Inc., 2012

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
As required by written contract executed prior to commencement of operations.	All Locations ,
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II - Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and

2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable Limits of Insurance shown in the Declarations;

whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

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WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Person Or Organization:
As required by written contract executed prior to commencement of operations.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV - Conditions:**

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.

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COMMERCIAL GENERAL LIABILITY
CG 20 01 04 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/19/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER SUNZ Insurance Solutions, LLC ID: (DecisionHR) c/o DecisionHR Holdings Inc 5801 Postal Road, PO Box 818020 Cleveland, OH 44181	**CONTACT NAME:** Cortney Horn **PHONE (A/C, No, Ext):** 888-828-5511 **FAX (A/C, No):** **E-MAIL ADDRESS:** Certs@DecisionHR.com	
	INSURER(S) AFFORDING COVERAGE	**NAIC #**
	INSURER A : SUNZ Insurance Company	34762
INSURED DecisionHR I Inc LCF Citiguard Inc 5801 Postal Road; PO Box 818020 Cleveland OH 44181	**INSURER B :**	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 89320199 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ **UMBRELLA LIAB** ☐ OCCUR						EACH OCCURRENCE	$
	☐ **EXCESS LIAB** ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	✓	WC042-00263-025	6/1/2025	6/1/2026	✓ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverage provided for all leased employees but not subcontractors of: Citiguard Inc Client Eff Date: 3/26/2025
Waiver of Subrogation in favor of certificate holder as per written contract, while work is performed at or in:
CA

CERTIFICATE HOLDER

City of Hawthorne
4455 W 126th St
Hawthorne CA 90250

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Rick Leonard

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WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT–CALIFORNIA

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

The additional premium for this endorsement shall be $ 100

Schedule

Person or Organization	Job Description
City of Hawthorne 4455 W 126th St Hawthorne CA 90250	Coverage provided for all leased employees but not subcontractors of: Citiguard Inc Client Eff Date: 3/26/2025 Waiver of Subrogation in favor of certificate holder as per written contract, while work is performed at or in: CA

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective: 06/01/2025 Policy No.: WC042-00263-025 Endorsement No.: 89320199

Insured: DecisionHR I Inc
LCF Citiguard Inc
5801 Postal Road; PO Box 818020
Cleveland OH 44181

Insurance Company:
SUNZ Insurance Company

Countersigned by _____

WC 99 03 13
(Ed. 7-09)

AGENDA ITEM NO. 11

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of March 28, 2023
Originating Department: Housing

City Manager: _____
Vontray Norris

Dir. of Housing: _____
Kimberly Mack

SUBJECT:
Bridge of Hope Community Housing (BHCH) Site Security Professional Services Agreement with Citiguard

RECOMMENDED MOTION:
1. Approve the Professional Services Agreement with Citiguard for the period of one year from 03/14/2023 to 03/14/2024 to provide professional services necessary to provide security services to the BHCH site.

2. Authorize the City Manager, or designee, to execute, amend, and keep record of documents necessary to administer the Fiscal Year 2023-2024 Professional Services Agreement with Citiguard.

3. Authorize the Department of Finance to establish all necessary account numbers for the administration of the BHCH site and create a blanket purchase order for Citiguard not to exceed $209,503 in administrative fees.

DISCUSSION:
On February 14, 2023, the City accepted a proposal for a Consultant to develop a Security and Services Plan for a non-congregate (tiny home) bridge housing site and to secure the site located at 3200 W 131st St, Hawthorne, CA 90250. After completing the selection process conducted by the BHCH committee, staff found Citiguard to be the most suitable candidate.

The attached professional agreement will be effective March 14, 2023 and will remain effective on an as needed basis unless sooner terminated pursuant to the professional services agreement.

This agreement will renews annually.

FISCAL IMPACT:
None.

NOTICING PROCEDURES:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENT(S):
1. Bridge of Hope Community Housing Site Security Professional Services Agreement

CITY OF HAWTHORNE

AGREEMENT FOR CONSULTANT SERVICES

THIS CONSULTANT AGREEMENT is made and effective as of March 14, 2023 between the City of Hawthorne, a municipal corporation ("City") and Citigaurd Inc ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on March 14, 2023, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.
(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works and at the time the City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of $1,000,000 combined single limit coverage against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

B) Contractor shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor

Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. Contractor shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of Contractor's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with

respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:

Vontray Norris
City Manager
City of Hawthorne

CONSULTANT:

By: Sami Nomair
Name: Sami Nomair
Title: Executive Director
Citiguard Inc

APPROVED AS TO FORM:

ROBERT KIM
City Attorney
City of Hawthorne

ATTEST:

Dayna Williams-Hunter
City Clerk
City of Hawthorne

EXHIBIT A

2024

Proposal

BRIDGE OF HOPE COMMUNITY HOUSING
RFP: BRIDGE HOUSING SITE SECURITY
PROPOSED PRICE SHEET FOR

CITY OF HAWTHORNE

Sites: 3200 W 131st St, Hawthorne, CA 90250

Duties: two-phase project:

1) ***Development of an Operations and Security Plan***: Citiguard will work with the City of Hawthorne to develop an approved Operations and Security Plan that outlines how the site will be monitored and ensures all residents' safety. The Plan will include program policies and procedures, participant eligibility criteria, program intake and exit procedures, site oversight responsibilities, staffing levels, qualifications, and schedule.

2) ***Operation of the Site***: Citiguard will operate the site according to the approved Operations and Security Plan. In general, operations and security activities will include but are not limited to identifying and screening participants, staff and visitors daily.

***NOTE -- Price of Security Guard per hour includes all Key Personnel assigned to project. Citiguard uses NO sub-consultants or sub-contractors.**

Type of Security Service	**Unarmed**
Number of Security Guards	**One (1)**
Days of Service	**Monday - Sunday**
Hours of Service	**Twenty-four (24)**
Cost Per Hour	**$24.00**
Total Service Days Per Week	**Seven (7)**
Total Service Hours Per Day	**Twenty-four (24)**
Total Service Hours Per 7 Day Week Schedule	**One hundred, sixty-eight (168)**
Total Cost Per Month	**$17,459.00**
Total Cost for 1st Year	**$209,503.00**

AGENDA ITEM NO. 12

CITY OF HAWTHORNE
City Council
AGENDA BILL

For the meeting of April 23, 2024
Originating Department: Housing

City Manager: _____ Vontray Norris

Dir. of Housing: _____ Kimberly Mack

SUBJECT:
Bridge of Hope Community Housing (BHCH) Citigaurd Professional Services Agreement First Amendment

RECOMMENDED MOTION:

1. Approve the Professional Services Agreement first amendment with Citiguard for the period of one year from 03/15/2024 to 03/15/2025 to provide professional services necessary to operate the BHCH site.

2. Authorize the City Manager, or designee, to execute, amend, and keep record of documents necessary to administer the Fiscal Year 2024-2025 Professional Services Agreement with Citiguard.

3. Authorize the Department of Finance to amend create a blanket purchase order for Citiguard not to exceed $215,796 in administrative fees.

DISCUSSION:
On March 28, 2023, the Council approved a Professional Services Agreement with Citiguard for BHCH site security. It is time to amend the agreement with an updated Scope of Work and change in rates. The proposal reflects a 3% increase in fees.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
None.

NOTICING PROCEDURES:
72 hours posted notice pursuant to the Ralph M. Brown Act

ATTACHMENT(S):
1. Citiguard Proposal 2024
2. Citiguard Professional Services Agreement (Reference only)

CITY OF HAWTHORNE

AGREEMENT FOR CONSULTANT SERVICES

THIS CONSULTANT AGREEMENT is made and effective as of March 14, 2023 between the City of Hawthorne, a municipal corporation ("City") and Citigaurd Inc ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on March 14, 2023, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.
(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works and at the time the City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of $1,000,000 combined single limit coverage against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

B) Contractor shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor

Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. Contractor shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of Contractor's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with

respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:

Vontray Norris
City Manager
City of Hawthorne

CONSULTANT:

By: Sami Nomair
Name: Sami Nomair
Title: Executive Director
Citiguard Inc

APPROVED AS TO FORM:

ROBERT KIM
City Attorney
City of Hawthorne

ATTEST:

Dayna Williams-Hunter
City Clerk
City of Hawthorne

BRIDGE OF HOPE COMMUNITY HOUSING
RFP: BRIDGE HOUSING SITE SECURITY
COST PROPOSAL FOR

CITY OF HAWTHORNE

Sites: 3200 W 131st St, Hawthorne, CA 90250

Duties: two-phase project:

1) ***Development of an Operations and Security Plan***: Citiguard will work with the City of Hawthorne to develop an approved Operations and Security Plan that outlines how the site will be monitored and ensures all residents' safety. The Plan will include program policies and procedures, participant eligibility criteria, program intake and exit procedures, site oversight responsibilities, staffing levels, qualifications, and schedule.

2) ***Operation of the Site***: Citiguard will operate the site according to the approved Operations and Security Plan. In general, operations and security activities will include but are not limited to identifying and screening participants, staff and visitors daily.

***NOTE -- Price of Security Guard per hour includes all Key Personnel assigned to project. Citiguard uses NO sub-consultants or sub-contractors.**

Type of Security Service	**Unarmed**
Number of Security Guards	**1**
Days of Service	**Monday - Sunday**
Hours of Service	**Twenty-four (24)**
Cost Per Hour	**$24.72**
Total Service Days Per Week	**Seven (7)**
Total Service Hours Per Day	**Twenty-four (24)**
Total Service Hours Per 7 Day Week Schedule	**168**
Total Cost Per Month **Total Cost for 1 Year**	**$17,983.00** **$215,796.00**

AGENDA ITEM NO. 13.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 04/08/2025
Originating Department:
Housing

City Manager: Department Head:

SUBJECT:
Bridge of Hope Community Housing (BHCH) Citigaurd Professional Services Agreement Second Amendment

RECOMMENDED MOTION:
1. Approve the Professional Services Agreement first amendment with Citiguard for the period of one year from 03/14/2025 to 03/14/2026 to provide professional services necessary to operate the BHCH site.

2. Authorize the City Manager, or designee, to execute, amend, and keep a record of documents necessary to administer the Fiscal Year 2025-2026 Professional Services Agreement with Citiguard.

3. Authorize the Department of Finance to establish a blanket purchase order for Citiguard not to exceed $226,596 in administrative fees.

DISCUSSION:
On April 23, 2024, the Council approved a Professional Services Agreement with Citiguard for BHCH site security. It is time to amend the agreement with an updated Scope of Work and change in rates. The proposal reflects a 4.77% increase in fees.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None.

FISCAL IMPACT:
None. All funds for this 3-Year project were previously approved.

NOTICING PROCEDURE:

72 hours posted notice pursuant to the Ralph M. Brown Act

CITY OF HAWTHORNE

AGREEMENT FOR CONSULTANT SERVICES
(Second Admendment)

THIS CONSULTANT AGREEMENT is made and effective as of March 14, 2025 between the City of Hawthorne, a municipal corporation ("City") and Citiguard Inc ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on March 14, 2025, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.
(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works and at the time the City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of Consultant, its officers, agents, employees or subconsultants (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of liability of $2,000,000 combined single limit coverage against an injury, death, loss or damages because of wrongful or negligent acts or omissions by the named insured.

B) Contractor shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor

Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $4,000,000.

C) Certificates of Insurance. Contractor shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of Contractor's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or subconsultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or subconsultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with

respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:

Vontray Norris
City Manager
City of Hawthorne

CONSULTANT:

By: Sami Nomair

Name: Sami Nomair
Title: Executive Director
Citiguard Inc

APPROVED AS TO FORM:

ROBERT KIM
City Attorney
City of Hawthorne

ATTEST:

Dayna Williams-Hunter
City Clerk
City of Hawthorne

EXHIBIT A

Proposal

BRIDGE OF HOPE COMMUNITY HOUSING
RFP: BRIDGE HOUSING SITE SECURITY
COST PROPOSAL FOR

CITY OF HAWTHORNE

Sites: 3200 W 131st St, Hawthorne, CA 90250

Duties: two-phase project:

1) ***Development of an Operations and Security Plan***: Citiguard will work with the City of Hawthorne to develop an approved Operations and Security Plan that outlines how the site will be monitored and ensures all residents' safety. The Plan will include program policies and procedures, participant eligibility criteria, program intake and exit procedures, site oversight responsibilities, staffing levels, qualifications, and schedule.

2) ***Operation of the Site***: Citiguard will operate the site according to the approved Operations and Security Plan. In general, operations and security activities will include but are not limited to identifying and screening participants, staff and visitors daily.

***NOTE -- Price of Security Guard per hour includes all Key Personnel assigned to project. Citiguard uses NO sub-consultants or sub-contractors.**

Type of Security Service	**Unarmed**
Number of Security Guards	**1**
Days of Service	**Monday - Sunday**
Hours of Service	**Twenty-four (24)**
Cost Per Hour	**$25.96**
Total Service Days Per Week	**Seven (7)**
Total Service Hours Per Day	**Twenty-four (24)**
Total Service Hours Per 7 Day Week Schedule	**168**
Total Cost Per Month **Total Cost for 1st Year**	**$18,883.00** **$226,596.00**

AGENDA ITEM NO. 9.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Bid opening for Moneta Gardens Improvement Project (Project # 22-08).

RECOMMENDED MOTION:
Staff recommends opening bids for Moneta Gardens Improvement Project (Project # 22-08).

DISCUSSION:
N/A

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
N/A

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

AGENDA ITEM NO. 10.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Planning

City Manager: Department Head:

SUBJECT:
Annual Progress Reports for the General Plan and Housing Element for 2025.

RECOMMENDED MOTION:
Approve the 2025 Annual Progress Reports (APR) for the General Plan and Housing Element so that they may be submitted to the appropriate state offices by the deadline of April 1, 2026.

DISCUSSION:
Each year every city and county in California is required to submit reports on the status and progress of their general plan and housing element by April 1 of the following year. Although Hawthorne's General Plan is currently being updated, the General Plan APR addresses the existing 1990 General Plan and its various amendments.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
None. State mandatte.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
None.

ATTACHMENTS
2025 General Pan APRl
Appdix A: 2025 Housing APR

2025 Annual Progress Report

City of Hawthorne General Plan

March 2026

Gregg McClain
City of Hawthorne
Planning Department
4455 W. 126th Street
Hawthorne, California 90250

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Appendices

Appendix A. City of Hawthorne General Plan Housing Element Annual Progress Report

Acronyms and Abbreviations

ADA	American with Disabilities Act
AMI	area median income
APR	Annual Progress Report
CGC	California Government Code
City	City of Hawthorne
COVID-19	Coronavirus Disease 2019
DHSP	Downtown Hawthorne Specific Plan
EDSP	Economic Development Specific Plan
EOP	Emergency Operation Plan
HCD	California Department of Housing and Community Development
HRC	Housing Rights Center
LA28	Los Angeles 2028 Olympics
NIMS	National Incident Management System
OPR	California Governor's Office of Planning and Research
RHNA	Regional Housing Needs Allocation
SCAQMD	South Coast Air Quality Management District
SEMS	Standard Emergency Management System
SOP	Standard Operating Procedure

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Introduction

1.1 Purpose

The purpose of this Annual Progress Report (APR) is to fulfill the requirements of California Government Code (CGC), Section 65400(a), on the implementation status of the General Plan of the City of Hawthorne (City). The APR also informs the public of the progress toward meeting the community's goals. CGC Section 65400(a), requires that cities and counties "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan." The APR is required to be prepared and submitted to the City Council, the California Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). A report on the Housing Element is required to be submitted by April 1 of each year per the requirements of HCD.

At a minimum, the APR should address the following:

1. General Plan status and progress in its implementation.
2. Progress in meeting its share of the regional housing needs pursuant to CGC Section 65584.
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of CGC Section 65583.
4. The degree to which the City's approved General Plan complies with the California General Plan Guidelines developed and adopted pursuant to CGC Section 65040.2 and the date of the last General Plan revision/update.

1.2 State General Plan Guidelines

OPR guidance provides suggested content for the APR. The following presents the content in this APR, based on suggestions from the guidance:

- Introduction.
- Table of contents.
- List of acronyms and abbreviations.
- Date of presentation and acceptance by City Council. The APR is scheduled to be presented to the City Council on March 24, 2026.
- Measures associated with the implementation of the General Plan, with specific references to individual elements.

- Housing Element APR reporting requirements – each jurisdiction is required to report certain housing information in accordance with state housing law (refer to CGC Sections 65400, 65583, and 65584) and HCD's Housing Element guidelines.
- The Housing Element APR is addressed in Appendix A, prepared through the use of standards, forms, and definitions adopted by HCD.
- The degree to which the General Plan complies with OPR General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes.
- The date of the last update to the General Plan.
- Priorities for land use decision-making established by the local legislative body (e.g., passage of moratoria or emergency ordinances).
- Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended, or otherwise adjusted.
- One or more lists of the following, including references to specific General Plan Elements or policies, statuses (i.e., approved/denied, initiated/ongoing/completed), and a brief comment on how each advanced the implementation of the General Plan during the past year:
  - Planning Activities Initiated. These may include but are not limited to Master Plans, Specific Plans, master environmental assessments, annexation studies, and other studies or plans.
  - General Plan Amendments. These may include agency-driven and applicant-driven amendments.
  - Major development applications processed.

This APR summarizes the planning activities for the City from January 1 to December 31, 2025.

Table 1: City of Hawthorne General Plan Elements and Adoption Year

Element	Adoption Year	Update Year (If Applicable)
Land Use Element	1990	2016 (New Element anticipated in 2028)
Circulation Element	1990	2015 (New Element anticipated in 2028)
Housing Element	2014	2022
Noise Element	1989	2018 (New Element anticipated in 2028)
Safety Element	1989	2023
Conservation Element	1989	(New Element anticipated in 2028)
Open Space/Recreation Element	1989	(New Element anticipated in 2028)
Economic Development Element	2015	—
Environmental Justice Element	2022	—

General Plan Overview

The following describes the elements of the General Plan and the implementation status of each element's goals. A discussion of projects and capital improvements are provided in Section 3, Planning and Development Activities.

2.1 City of Hawthorne General Plan

The City's General Plan addresses the critical issues that will shape the City's future, specifically the following:

- Optimum types and mix of land uses that will both secure the City's economic solvency and maintain a high quality of life.
- Transportation systems needed to accommodate planned growth.
- Infrastructure systems needed to accommodate planned growth.
- Important natural resources to be protected and integrated with planned growth.
- Community facilities needed to accommodate planned growth.
- Community amenities needed to provide a balanced and pleasing place to live, work, shop, play, and learn.

The City's General Plan is organized into the nine elements, Land Use, Circulation, Housing, Noise, Safety, Conservation, Open Space and Recreation, Economic Development, and Environmental Justice, which include all mandated elements per CGC Section 65302. The implementation status of each element is identified below.

2.1.1 Land Use Element

The Land Use Element functions as a guide to the ultimate pattern of development for the City within its incorporated boundaries and sphere of influence.

As required by CGC Section 65302(a), the Land Use Element describes the proposed general distribution, location, and extent of land uses in the City and their relationship to all elements of the General Plan. The Land Use Element is the driving element in the General Plan to which all elements must relate. Because it establishes the type, intensity, and pattern of land uses, it inherently shapes housing, transportation, noise, air quality, infrastructure, public services, natural resources, safety, open space, and recreation. The Land Use Plan contained in the Land Use Element describes geographically the proposed location of the land use designations. A discussion of the goals of the Land Use Element and the manner in which the City has met these goals is provided below:

- **Goal 1: The city shall expand current efforts to attract and enhance commercial development.**
  - **Implementation:** The City continued to accept applications and pursue the development of hospitability businesses near the airport and other key areas in the City. Also, the City partnered with an economic development consultant to assist in scouting for business attraction opportunities.
- **Goal 2: Every effort shall be made to ensure that both existing and future development will be and will remain compatible with surrounding desirable uses.**
  - **Implementation:** The City evaluated all proposed developments to ensure compatibility with surrounding land uses. Multiple discretionary applications were reviewed by the Planning Commission and City Council, where required, and were only approved if the development was compatible with surrounding desirable uses.
- **Goal 3: A sound local economy which attracts investment, increases the tax base, creates employment opportunities for Hawthorne residents, and generates public revenues.**
  - **Implementation:** The City completed the following actions:
    - The City completed its first project for the Commercial Facade Program. This program focuses on improvements to the street-facing exteriors of buildings. The program offered businesses the chance to rebrand and increase profits. Eligible businesses, with at least one full-time employee or a commitment to create a full-time equivalent position, could receive up to $30,000 per verified full-time employee. The City remains committed to this program and has already begun working on the next facade project.
    - The City hosted its 10th Annual Hawthorne Business Expo at the Memorial Center, with over 75 businesses attending. The 2025 Business Expo also featured a job fair, allowing prospective employees from the community to engage directly with participating businesses. While topics like networking and clear communication led majority of the discussions, a desire for collaboration emerged as the main theme of the expo. The Business Expo included two guest panels, featuring nine business leaders who shared valuable insights and guidance for businesses across the community.
    - The City of Hawthorne has approved a major partnership allowing Archer Aviation to assume a 75% interest in the Hawthorne Municipal Airport's master lease, advancing local economic development and transportation innovation. Archer Aviation will develop electric air-taxi infrastructure and has been selected as the official Air Taxi Provider for the LA28 Olympics, further elevating Hawthorne's role in next-generation transportation. This investment will strengthen Hawthorne's role as a hub for aerospace, technology, and advanced

mobility while bringing infrastructure upgrades, jobs, and global visibility.

2.1.2 Circulation Element

The Circulation Element is one of the required General Plan Elements identified in the California Planning and Zoning Law. As specified in CGC Section 65302(b), a Circulation Element is required to identify the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, airports, and other public utilities and facilities in the City's planning areas.

This element is intended to provide guidance on decisions that expand and improve the transportation system for local and regional trips and to accommodate the diverse transportation needs of residents in the planning areas. Furthermore, this element is intended to specify the City's policies for the coordination of transportation infrastructure planning with the planning of public facilities, where joint benefits can be achieved. The design, location, and constituent modes of travel can have significant effects on air quality, plant and animal habitat, environmental noise, energy use, and community appearance. Both economic and environmental considerations have been incorporated into the development of the Circulation Element.

A discussion of the Circulation Element goals and the manner in which the City has met these goals is provided below:

- **Goal 1: Provide for the safe and efficient movement of people, goods and services throughout the city.**
  - **Implementation:** The City has begun work on several mobility improvement projects across the city that will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, install a bike lane, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians, and ADA ramps. The projects involve intersections located along four arterial streets: Van Ness Avenue, Jack Northrop Avenue, 135th Street, and Inglewood Avenue.
  - **Implementation:** The upcoming City Hall expansion includes the construction of 239 new underground parking spaces. These new developments show the City's commitment to properly managing parking resources, making things more convenient for residents, and improving traffic flow throughout Hawthorne. In 2025, the City announced construction will begin in Summer 2026, supported by funding from the Multi Fund and Measure A.
  - **Implementation:** To streamline and standardize parking requirements, the City made the following zoning ordinance amendments during the planning period:
    - An ordinance amending chapters 17.04 (definitions), 17.38 (nonconforming uses, structures, signs, and parcels), 17.40 (conditional uses—variances),

17.56 (loading), 17.58 (off-street parking), and 17.60 (minimum driveway widths and turning radii) of title 17 (zoning) of the Hawthorne Municipal Code. The ordinance standardized commercial parking requirements, lowered residential parking requirements, removed obsolete and outdated standards, and consolidated parking regulations in one chapter of the municipal code.

- **Implementation:** The City continues to allocate funding to transportation maintenance from Measure M and Measure W.

2.1.3 Housing Element

The provision of adequate housing for families and individuals of all economic levels is an important public goal. The issue has grown in complexity due to rising land and construction costs and increasing competition for physical and financial resources in the public and private sectors. In response to this concern, the California Legislature amended the CGC in 1980 to require each local community to include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated into the general plan of each municipality.

The 6th Cycle Housing Element Update (2021–2029) addresses the state-mandated planning period from October 15, 2021, to October 15, 2029. It is consistent with the City's General Plan and the community's vision of its housing needs and objectives. The Housing Element Update reflects the City's continuing efforts to retain and expand housing opportunities in the community. Information about the City's efforts in meeting the Housing Element goals is presented in the Housing Element APR (Appendix A). The Housing Element APR uses the state mandated template form provided by HCD with data input from the City per HCD requirements. The Regional Housing Needs Assessment (RHNA) for the 6th cycle for the City is provided in Table 2.

Table 2: Hawthorne Regional Housing Needs Assessment Allocation

Income Category	6th Cycle	
	Number of Units	% of Total Units
Very Low Income (0%–50% of AMI)	445	25.7%
Low Income (51%–80% of AMI)	204	11.8%
Moderate Income (81%–120% of AMI)	249	14.4%
Above Moderate Income (More than 120% of AMI)	836	48.2%
Total	**1,734**	**100.0%**

Note: AMI = Area Median Income

- **Goal 1: Provide a broad range of housing opportunities to meet the existing and future needs of all Hawthorne residents.**
  - **Implementation:** Promoting the development of a diverse array of housing options is essential to meet the varied requirements of both present and prospective residents of Hawthorne. To facilitate the creation of different housing types, the City made the following zoning ordinance amendments during the planning period.

The following programs featured in the Housing Element Update aimed at helping further housing development for current and future residents and continued by the City in 2025.

- ***Program 1:*** Residential Sites Inventory
  - In 2023 the City used sources from the General Fund to begin identifying and rezoning sites that are sufficient in meeting the required density to achieve the RHNA requirements. Efforts continued into 2025 and are ongoing.
- ***Program 2:*** Monitor Residential Capacity
  - In 2025, Hawthorne continued to ensure no net loss of capacity on development sites with ongoing monitoring procedures. The evaluation procedure is pursuant to Government Code 65863.
- ***Program 3:*** Public Property Conversion to Housing
  - In 2025, the City continued to work with nonprofits and public agencies to determine which sites are feasible for residential development. The updated list of surplus City-owned lands, their information, and development status are included in the City's Annual Progress Report.
- ***Program 4:*** Replacement of Units on Sites
  - Pursuant to Government Code Section 65583.2(g)(3), in 2025 the City continues to replace any units on identified sites in the Site Inventory that are rent-controlled or reserved for low or very low-income households. Developments that require the demolition of such units will only be approved if the new building houses as many as demolished or if certain affordability requirements.
- ***Program 5:*** Facilitate Affordable and Special Needs Housing Construction
  - In 2025 the City remained committed to facilitating construction by taking the following actions:
    - Collaborating with affordable housing and special needs housing developers.
    - On a case-by-case basis, implement regulatory concessions and incentives.
    - Assist developers with obtaining Low-Income Housing Tax Credits to fund the new affordable housing developments.
    - Collaborate with housing developers to support large families.

- ***Program 6:*** Mixed Use Development
  - In 2025, the City continued to encourage mixed-use developments by providing technical assistance, pursuing strategic partnerships, monitoring development interests and inquiries.
- ***Program 7:*** Accessory Dwelling Units
  - In 2023, the City initiated the amendment of its Zoning Code to facilitate the development of accessory dwelling units and junior accessory dwelling units as a housing option for low- and moderate-income individuals. This work was postponed as ADU laws were still updating. The City opted to follow the Government Code regulations and standards while planning to update the local ADU ordinance in 2026.
- ***Program 8:*** Density Bonus Implementation
  - In 2025, the City continued to grant density bonuses on a sliding scale to developments that incorporate affordable housing units. The City initiated a revision to the Density Bonus regulations in 2023 to be fully compliant with state density bonus laws. A draft was prepared in 2024 but needs additional updates and is expected to be completed in fall of 2026.
- ***Program 9:*** Multi-Family Acquisition and Rehabilitation
  - Using HOME funding the City continued working with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.
- ***Program 10:*** California Accessibility Standards Compliance Program
  - In 2025, the City continued to ensure that new and rehabilitated developments adhere to the State of California accessibility standards by providing technical assistance and readily available resources to developers.
- ***Program 11:*** Lot Consolidation
  - In 2023, the City worked on an incentive program for lot consolidations for affordable housing. Further efforts were on pause in 2025 due to the commencement of our General Plan Update.

- **Goal 2: Protect, encourage, and provide housing opportunities for persons of lower and moderate incomes.**
  - ***Program 12:*** Rental Assistance
    - Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. In 2025, the City continued to promote this program to its residents most in financial need.
  - ***Program 13***: Preservation of Existing Affordable Units
    - In 2025, the City continued efforts to preserve the 614 deed-restricted units through the following actions:
      - Monitor units at risk.

        - Work with owners by providing technical assistance and identifying funding sources.
        - Work with potential purchasers by providing technical assistance to agencies looking to manage/purchase properties.
        - Educate tenants of the legislation surrounding at-risk units.
    - ***Program 14:*** Housing for Extremely Low-Income Households
        - In 2025, the City continues to encourage development by doing the following:
            - Conducting outreach to housing developers.
            - Providing financial and technical assistance on a case-by-case basis.
            - Identifying grant and funding opportunities.
            - Applying for or supporting funding applications.
            - Reviewing and prioritizing local funding.
            - Offering additional incentives outside of the density bonus.
- **Goal 3: Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.**
    - ***Program 15:*** Single Family Residential Rehabilitation Program
        - The City will provide funding for housing rehabilitation to low and moderate-income homeowners subject to availability.
        - The City continued to provide financial assistance to low and moderate-income owner occupants of single-family detached condominiums and manufactured or mobile homes for the preservation of decent, safe and sanitary housing through its Housing Rehabilitation Program (HRP).
    - ***Program 16:*** Code Enforcement
        - Continue enforcing the Hawthorne Municipal Code to ensure building safety and property maintenance.
    - ***Program 17:*** Energy Conservation and Energy Efficiency Opportunities
        - The City will implement energy-efficient measures for new development construction. Information about the measures will be made available on the City's website[1] and the permit counter.
- **Goal 4: Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.**
    - ***Program 18:*** Monitor Changes in Federal and State Housing, Planning, and Zoning Laws
        - In 2025, the City continued to monitor legislation to identify and remove housing constraints on an ongoing basis.

[1] https://www.cityofhawthorne.org/departments/public-works/environmental-programs/action-plans

- ***Program 19:*** Zoning Code Amendments – Housing Constraints
  - The following amendment was approved in 2025:
    - Reduction in parking for residential, commercial, and industrial properties

  Program 20: Mitigation of Nongovernmental Constraints
  - In 2025, the City continued to aim to offset the impact of market-driven constraints such as land cost and construction costs by streamlining the application and development process.

- **Goal 5: Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.**
  - ***Program 21:*** Fair Housing Services
    - In partnership with the Housing Rights Center, the City continued to provide fair housing services such as landlord/tenant counseling, mediation, and bilingual housing education to minimize discriminatory housing practices.
  - ***Program 22:*** Affirmatively Furthering Fair Housing Outreach and Coordination Program
    - In 2025, the City continued to facilitate equal and fair housing opportunities by creating and enforcing programs on an ongoing basis that address the following:
      - Education and Outreach
      - Integration/Segregation
      - Access to Opportunity
  - ***Program 23:*** Economic Displacement Risk Analysis
    - In 2023, the City conducted an analysis to determine the level of impact of economic displacement. With the results, the City is working to take necessary action and implement programs to diminish the economic displacement.

2.1.4 Noise Element

The Noise Element of Hawthorne's General Plan is a program for including noise control in the planning process. It is a tool for planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise-sensitive land uses and noise sources and defines areas of noise impact for the purpose of developing programs to ensure that Hawthorne residents will be protected from excessive noise intrusion. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information within the element is intended to be a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement. A discussion of the Noise Element goals and the manner in which the City has met these goals is provided below:

- **Goal 1: Provide for the reduction of noise where the noise environment is unacceptable.**
  - **Implementation:** In 2025, the City continued to apply and enforce the City's noise standards which are codified in Chapter 9.34 of Title 9 of the Municipal Code. These standards were updated in 2019 (Ordinance 2169) and are met by ensuring that construction does not occur before or after the allowable hours, that exterior and interior decibel levels are maintained at appropriate levels (by zone), and that appropriate mitigation is incorporated into projects to protect sensitive receptors. Additionally, the City continued to ensure that each project analyzes the impacts it may have on the most proximate sensitive receptors.
- **Goal 2: Protect and maintain those areas having acceptable noise environments.**
  - **Implementation:** In 2025, the City continued to apply and enforce the City's noise standards which are codified in Chapter 9.34 of Title 9 of the Municipal Code. The City also continued to evaluate the development of noise-sensitive uses within the vicinity of the Hawthorne Municipal Airport using noise exposure contours developed as part of the Airport's 14 CFR Part 150 study and the compatibility criteria presented in the land use compatibility guidelines.
  - **Implementation**: MyHawthorne311, a smartphone app, launched in 2022, serves as a valuable tool for residents, businesses, and visitors to report issues (including noise, graffiti, illegal dumping, potholes, etc.), submit inquiries, and track the resolution of such concerns. This platform operates 24/7, ensuring timely communication and effective monitoring of noise disturbances to help maintain optimal noise environments throughout the community.
- **Goal 3: Provide sufficient information concerning the community noise levels so that noise can be objectively considered in land use planning decisions.**
  - **Implementation:** In 2025, the City continued to ensure that all larger projects that may have had a noise impact, not otherwise considered by the General Plan, were required to provide their own noise studies.

2.1.5 Safety Element

The City adopted its update to the Safety Element in February 2022. It addresses the impact of natural and human-made hazards that may threaten the health, safety, and property of the residents living and working in the planning area. The Safety Element includes an evaluation of emergency operations, fire safety, seismic hazards, flooding, hazardous waste and materials, and climate change and resiliency planning. It emphasizes the importance of risk reduction, disaster prevention, and preparedness. The element includes maps and a Safety Plan of known seismic and other geologic hazards. It addresses evacuation routes, peak-load water supply requirements, minimum road widths, and clearances around structures as they relate to identified fire and

geologic hazards. In addition, it emphasizes hazard reduction and accident prevention, and responses to human-made hazards. In 2023, the City approved a resolution amending the text of the Safety Element of the General Plan related to the Local Hazard Mitigation Plan (LHMP) for compliance with AB 2140. The City has continued implementation of the goals of this new element in 2025, documenting the progress in the Annual Progress Report. The element's goals are listed below:

- **Goal 1: A community that is highly prepared and equipped to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services.**
  - **Implementation:** The City of Hawthorne has an Emergency Operations Plan (EOP) to respond to emergencies associated with natural disasters, technological incidents, and national security emergencies. The City continued to utilize the California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).

    The emergency management organization is responsible for ensuring the preparation and maintenance of the current Standard Operating Procedures (SOP) during an emergency, resource lists, and checklists that detail how assigned responsivities are performed to support SMES/NIMS implementation for the successful response during a major disaster. The City included in its SOP/EOP specific emergency authorities that designate officials, and their successors can assume during emergencies, such as:

    - The City of Hawthorne is primarily responsible for emergency actions and will commit all available resources to save lives, minimize injury to persons, and minimize damage to property;
    - The City of Hawthorne will utilize SEMS/NIMS in emergency response operations;
    - The Director of Emergency Services (Samuel English) will coordinate the City's disaster response in conformance with its Emergency Services Ordinance;
    - The City of Hawthorne will participate in the Los Angeles County Operational Area;
    - The resources of the City of Hawthorne will be made available to local agencies and citizens to cope with disasters affecting this area;
    - The City will commit its resources to a reasonable degree before requesting mutual aid assistance; and
    - Mutual aid assistance will be requested when disaster relief requirements exceed the City's ability to meet them.

- The City continued implementation of specific policies to help direct its recovery efforts during a disaster such as:

    - Provide sufficient levels of all emergency response services to protect the health, safety, and welfare of all persons and to protect property in the City;
    - Regularly practice implementation of the City's Local Hazard Mitigation Plan and update it regularly;
    - Support the development of other local preparedness plans and multi-jurisdictional cooperation and communication agreements for emergency situations;
    - Coordinate with service providers to ensure the resilience of critical facilities, lifeline services, and infrastructure, and plan for the use of critical facilities during post-disaster response and recovery;
    - Cooperate with the Federal Emergency Management Agency (FEMA), Office of Emergency Services (OES) and other local, state and federal agencies involved in emergency preparedness and response;
    - Coordinate with local stake stakeholders (officials, schools, businesses, and organizations) within the community to make them aware of their role in the emergency plan and the necessary requirements in case of emergency;
    - Participate in mutual aid agreements with adjacent service providers to ensure efficient and adequate resources, facilities, and support services before, during, and after emergencies;
    - Evaluate the potential to utilize a comprehensive emergency communication system that allows for efficient connection in case of emergency;
    - Work with Los Angeles County Fire Department and the Hawthorne Police Department to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness under a range of emergency scenarios; and
    - Periodically coordinate with emergency shelter providers to ensure that necessary equipment supplies are available in case of emergency.

- In 2025, the City of Hawthorne continued its existing Mutual Aid Agreements with the following organizations and agencies:
    - Area G Fire Mutual Aid Agreement;
    - Area GF Law Enforcement Mutual Aid Agreement;
    - State of California Master Mutual Aid Agreement;
    - Area G Joint Powers Agreement;
    - Southern California Cities and Counties Public Works Mutual Aid;
    - State of California Emergency Managers Mutual Aid.

- **Goal 2: A City that is safe and adequately prepared for urban and wildfire emergencies.**
  - **Implementation:** In 2025, the City continued to contract with the Los Angeles County Fire Department for fire protection services.
- **Goal 3: A community that is adequately prepared for natural hazards related to seismic activity.**
  - **Implementation:** The City is part of the seismically active Southern California region, probably best known for the 750-mile-long San Andreas Fault, which stretches from the Mexican Border to San Francisco. The City is bounded on the southwest by the Palos Verdes Fault and on the west by the Newport-Inglewood Fault. Both faults are less than five miles from the City. The City has incorporated a map of the major faults near Hawthorne in the City's Local Hazard Mitigation Plan. Much of Hawthorne lies atop late Quaternary (Pleistocene) compact-to-very-dense deposits of gravel, silt, and clay. The City is not subject to liquefaction due to the nature of its geological structure. It is also not susceptible to landslides.

    In 2025, the City continued to implement policies to address seismic activity in or around the City of Hawthorne such as:
    - Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity;
    - Encourage landscaped open space uses for areas within identified fault zones and limit residential development in these areas;
    - Reduce the risk of impacts from seismic hazards by applying proper and up-to-date land use planning, development, engineering, building construction, and retrofitting requirements;
    - Maintain and periodically review, in sequence with the Capital Improvement Project budget, an inventory of public buildings and infrastructure within the City of Hawthorne at risk of seismic hazard impacts and evaluate potential mitigation projects to address risks, as financially feasible; and
    - Require new critical infrastructure and facilities that may be constructed in the City to incorporate site-specific seismic structural design as required by applicable building codes.
- **Goal 4: A community that is protected from flood hazards.**
  - **Implementation:** In 2025, the City continued to review the updated California MS4 permit to implement expanding the existing Storm Water Management and discharge control requirements and impose rainwater Low Impact Development (LID) Strategies.
- **Goal 5: A community that is protected from the potential for hazardous waste and materials contamination.**

- **Implementation:** In 2025, the City continued to contract with the Los Angeles County Fire Department for fire protection services, which include hazardous waste and materials contamination.

- **Goal 6: A resilient, sustainable, and equitable community where risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events, are minimized.**
  - **Implementation:** The City hosted a variety of community activities aimed at promoting sustainability and environmental stewardship. These included a Community Clean-Up Day in February, an Earth Day Celebration and Service Provider Fair in April, and a Collection Day in October. These events engaged residents in waste reduction efforts, provided opportunities for recycling and composting, and raised awareness about sustainable practices, contributing to a cleaner, healthier environment and supporting the City's goals to reduce greenhouse gas emissions and combat climate change.

2.1.6 Conservation Element

The Conservation Element identifies and examines the community's natural resources and provides policies for the protection and preservation of these resources. This element also addresses man-made resources such as public utilities and infrastructure that are of common public value as well. The Conservation Element encompasses the following topics: climate, air quality, water quality and supply, and energy. A discussion of the goals of the Conservation Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Maintain a safe, clean drinking water supply capable of adequately meeting normal and emergency demands in the city through sound conservation and management practice.**
  - **Implementation:** In 2025, the City continued to be in good standing with both Golden State Water and the California Water Company, the two water providers within the City of Hawthorne, who maintain their own urban water management plan. These plans ensure the safety and adequacy of water demand during normal dry and multiple dry years**.**

- **Goal 2: Protect and upgrade our air resources so that ambient air quality standards are met on a consistent basis.**
  - **Implementation:** In 2025, all discretionary decisions made by the City complied with the California Environmental Quality Act (CEQA), including meeting standards established by the South Coast Air Quality Management District (SCAQMD). SCAQMD based its standards on meeting the California Clean Air Act and the Federal Clean Air Act.

- **Goal 3: Encourage the efficient use of energy and promote the conservation of non-renewable energy sources.**
  - **Implementation:** In 2025, the City continued implementation of Title 24 and Cal Green ensuring new development meets current energy efficiency standards.

2.1.7 Open Space and Recreation Element

The City of Hawthorne is a fully developed urban environment and the open spaces within the City are predominantly parklands, school yards, horticultural plots, railroad rights-of-ways, flood control channels, Southern California Edison easements, and small isolated, vacant lots. The Open Space and Recreation Element identifies existing open space lands, including the quantity of open space, functions of the lands, and the distribution throughout the city. It also identifies issues and opportunities to provide open space and recreation in the City. The primary intent of this Element is to preserve existing parks and other recreational opportunities while ensuring that additional open spaces are acquired to accommodate future needs. A discussion of the goals of the Open Space and Recreation Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Encourage the development of a variety of recreational opportunities accessible to the public.**
  - **Implementation:** In 2025, the City continued to maintain and provide parkland and recreation facilities for public use. In 2025, several substantial park and recreation project upgrades were initiated or completed: the Zela Davis Park Renovation Project (completed), the Dodger Dream Field Project (completed), the Holly Park Restroom Renovation (currently under construction), the New Senior Center Renovation (currently under construction), and the Eucalyptus Park and Ramona Park Project (in the design phase). Further details on these projects can be found in Section 3.3.

2.1.8 Economic Development Element

An Economic Development Element is not a mandatory element per the CGC. Nonetheless, given that the financing of government services is challenging, particularly in California, the City adopted its Economic Development Element to establish goals and policies related to economic development with the intent of making the City a great place to do business, increase the rate of success and profitability of our businesses, and improve the revenue to the City that flows from taxes and fees. A discussion of the goals of the Economic Development Element and the manner in which the City has met these goals is provided below:

- **Goal 1: The City will promote, assist and contribute to a sound local economy which attracts investment, increases the tax base, creates employment opportunities for Hawthorne residents and generates public revenues.**

- **Implementation:** In 2025, the City continued its efforts to implement the Downtown Hawthorne Specific Plan (DHSP) by approving businesses appropriate to the land designations, including hospitality uses.
- Other Implementation Actions in 2025 included:
    - The City remains committed to the Commercial Facade Program, focusing on improvements to the street-facing exteriors of buildings. The program offered businesses the chance to rebrand and increase profits. Eligible businesses, with at least one full-time employee or a commitment to create a full-time equivalent position, could receive up to $30,000 per verified full-time employee. Participants were required to submit reports for at least twelve months.
    - The City hosted its 10th Annual Hawthorne Business Expo at the Memorial Center, with over 75 businesses attending. Collaboration emerged as the main theme of this year's expo. The Business Expo included two guest panels, featuring nine business leaders who shared valuable insights and guidance for businesses across the community.

- **Goal 2: The City of Hawthorne will have an Economic Development Strategic Plan (EDSP) that will: 1) Identify the City's objectives related to business retention, expansion and attraction; 2) Outline specific programs and tools to achieve the objectives; and 3) Establish metrics to track progress toward achieving the objectives.**
    - **Implementation:** In 2023, the City completed the Economic Development Strategic Plan and provided an update on the progress of its goals in September 2025.
- **Goal 3: The City will develop and implement a customer service strategy for all City staff that interface with businesses.**
    - **Implementation:** In 2025, the City continued to provide customer service training for all staff to improve City staff's interaction with customers and businesses.
    - **Implementation:** In 2025, the City partnered with Matrix Consulting Group to conduct an organizational assessment of the development review and entitlement processes. Based on the assessment and analysis, a series of constructive recommendations were proposed to improve Hawthorne's operational challenges.
    - **Implementation:** In 2025, the City continued to implement an online customer service interface to streamline applications for multiple permits, plans, and approvals, including non-emergency online service requests.
- **Goal 4: The City will develop a robust program of staff training to support economic development initiatives.**
    - **Implementation:** In 2025, the City continued to provide staff training to support economic development.

- **Goal 5: The City will further develop outreach and marketing programs aimed toward business retention and growth and projecting a positive image of the community.**
  - **Implementation:** In 2025, the City began hosting local business Meet n' Greet events before City Council Meetings. This event provided businesses an exciting opportunity to connect with community members, share their food, and showcase the unique products and services they offer.
- **Goal 6: The City will collect relevant data and use it to monitor progress toward achieving goals.**
  - **Implementation:** In 2025, the City maintained accurate records of all plans, permits, and approvals to assist City Staff in determining housing trends in order to ensure regulations properly reflected the needs of the City.
- **Goal 7: The City will streamline and automate processes that result in better delivery of services, improved access to information, or improved efficiency in operations.**
  - **Implementation:** In 2025, the City continued to improve the online customer service interface to streamline applications for multiple permits, plans, and approvals, including a non-emergency online service requests.
- **Goal 8: The City will identify key strategic assets and exploit them for economic development and, where necessary, safeguard these assets appropriately.**
  - **Implementation:** In 2025, the City continues facilitating appropriate development at multiple locations within the downtown Hawthorne area that were identified as having significant potential for economic development, utilizing guidelines established in the DHSP.
  - **Implementation:** In 2025, the City continued to do major road improvements on the main arterials to encourage access to local businesses.
  - **Implementation:** In 2025, the City continued to encourage hospitality businesses taking advantage of the proximity to LAX and the new SoFi Stadium**.**
- **Goal 9: The City will identify key strategic partners and develop mutually beneficial relationships around issues of economic development.**
  - **Implementation:** In 2025, the city approved a major partnership allowing Archer Aviation to assume a 75% interest in the Hawthorne Municipal Airport's master lease. This investment will strengthen local economic development, and advance technology and mobility while bringing infrastructure upgrades, jobs and global visibility.
  - **Implementation:** In 2025, the City maintained a mutually beneficial relationship with Hawthorne-based businesses by continuing to review and approve proposed improvements to their facilities.

- **Implementation:** In 2025, the City continued to utilize multiple consultants for a variety of purposes to improve economic development goals.

2.1.9 Environmental Justice Element

The City adopted its first Environmental Justice Element in February 2022 as part of the City's General Plan. Environmental justice is defined by the State of California as "the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies (CGC Section 65040.12)." The new Environmental Justice Element reflects the City's commitment to reducing environmental burdens and ensuring all residents have the opportunity to access public goods and services that improve their quality of life. The City will implement the goals of this new element over the next year and document the progress in the next Annual Progress Report. A discussion of the goals of the Environmental Justice Element and the manner in which the City has met these goals is provided below:

- **Goal 1: Reduce greenhouse gas emissions, enhance air quality, and reduce impacts associated with climate change.**
  - **Implementation:** In 2025, the City continued to ensure compliance with required South Coast Air Quality Management District (SCAQMD) guidelines and work with responsible Federal, State, and County agencies. The City continued to work on new developments that encourage the use of public transportation to establishments.
  - **Implementation:** The City hosted a variety of community activities aimed at promoting sustainability and environmental stewardship. These included a Community Clean-Up Day in March, an Earth Day Celebration and Service Provider Fair in April, and a Paper Shredding & E-Waste Collection Day in November. These events engaged residents in waste reduction efforts, provided opportunities for recycling and composting, and raised awareness about sustainable practices, contributing to a cleaner, healthier environment and supporting the City's goals to reduce greenhouse gas emissions and combat climate change.
- **Goal 2: Locate public facilities and services equitably throughout the community.**
  - **Implementation**: In 2025, the City expanded its youth and senior programming through the Parks Department and continued progress on new developments that promote public transportation access to nearby establishments.
- **Goal 3: Promote access to healthy food and nutritional choices.**
- **Goal 4: Foster healthy living conditions for people of all backgrounds and incomes.**
  - **Implementation:** In 2025, the City continued to promote and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords. The City was awarded funding through the Year 4 allocation of the Permanent Local

Housing Allocation Grant program through HCD and dedicated that funding to the rehabilitation of City-owned properties that provide affordable housing for Hawthorne residents.

- **Implementation:** The City's new Senior Center is officially under construction and is on track to be completed in Summer 2026. The project will deliver a modern, accessible facility featuring new meeting rooms, an outdoor deck, and upgraded amenities designed to better serve our local seniors.
- **Implementation:** In October 2025, The City hosted a Senior Citizen Resource Fair at City Hall, inviting seniors, caregivers, and families to learn about available services and programs. Health experts and local organizations attended to provide valuable information and answer questions, helping to address the everyday needs of seniors.
- **Implementation:** The City of Hawthorne Homeless Services hosts Community Mondays every week, offering critical resources to individuals experiencing homelessness. Through collaboration with the Venice Family Clinic, the program provides medical care via a mobile van, along with counseling services through the Telehealth Van, substance use and abuse education, mental health services, and more, fostering healthy living conditions for all community members, especially those in need.

- **Goal 5: Encourage physical activity and improved physical fitness.**

  - **Implementation:** In 2025, the City continued to prioritize increasing opportunities for physical activity within DACs, as demonstrated by:
    - Completion of Zela Davis Park: A multi-benefit, climate resilient community space through the construction of a new playground, picnic area with shade structures, exercise equipment, half court, walking paths with mosaic art elements, perimeter fencing, restroom building, California native plants, bioswale, and other sustainable elements.
    - Completion of Dodger Dream Fields: The construction of two new baseball fields at Jim Thorpe Park to support youth ages 5 to 12 and high school-aged baseball with many upgrades including upgraded dugouts, enlarged fields, 2 scoreboards, new infield mix, sod.
    - New Senior Center: The renovation of the existing Senior Center building into a two story building with an elevator (making it ADA accessible), a sewing room, activities room, dance studio, community garden and many other additional amenities.
    - The Hawthorne Police Department partnered with local school districts to host basketball clinics for 4th and 5th grade students throughout the school year. In May 2025, the department concluded the program with the Good Neighbor Games. This initiative is designed to strengthen community relationships and promote physical fitness among youth.

- **Goal 6: Support accessible and culturally appropriate opportunities for all people regardless of race, color, national origin, language, or income to engage in the decision-making process.**
  - **Implementation:** In 2025, the City continued to encourage community leaders from underrepresented groups to attend public events and remain informed about economic development possibilities within the City.

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Planning and Development Activities

This section provides information on planning and development activities related to General Plan implementation. Information is presented in terms of projects and capital improvements.

3.1 Projects

Projects discussed herein include discretionary development applications, General Plan amendments, zoning amendments, conditional use permits, tentative maps, tentative parcel maps, site plans, zoning verifications, and other administrative items.

3.1.1 Discretionary Development Applications

From January 1, 2025, to December 31, 2025, 32 discretionary actions were in process. Table 3 shows a summary and status of these discretionary actions. Table 4 shows details for each case. These include commercial entitlements, commercial construction, billboard agreement, design reviews, zones changes, and CEQA.

Table 3: Summary of Discretionary Actions for 2025

Status	Planning
Void	1
Submitted - Online	6
Submitted	3
Review Expired	20
Approved	1
Complete	1
Grand Total	**32**

Table 4: Details of Discretionary Actions for 2025

Case Number	Description	Status
Planning		
BA-2025-0001	New 14x48 Back to Back LED Signs w/ Over HGT of 46ft	Review Expired
CEQA-2025-0001	Requesting to open unit 14151 Hathorne Blvd as a Tobacco shop (AKA Smoke Shop)	Completed
CU-2025-0001	addition to single family dwelling	Review Expired
CU-2025-0002	Requesting to open unit 14151 Hathorne Blvd as a Tobacco shop (AKA Smoke Shop)	Approved
CU-2025-0003	Tenant improvement work for a new Kids Empire facility located within existing single story building. Work under TI permit includes for new non-structural walls, restrooms, play equipment, and seating area. No exterior work or addition of square footage proposed to building. Proposed use is for indoor recreation under family entertainment, with A3 Occupancy.	Review Expired
CU-2025-0004	CUP application to permit a massage establishment	Review Expired
CU-2025-0005	CUP application to permit a massage establishment	Review Expired
CU-2025-0006	APN No. 4052-029-093 (per LA County Assessor) - New Vanilla shell with Drive Thru. LS, ADA path of travel and new Trash Enclosure. Fast food Restaurant	Submitted - Online
CZ-2025-0001	New 14x48 Back to Back LED Signs w/ Over HGT of 46ft	Submitted
CZ-2025-0003	Change from Specific Plan-Mixed Commercial to High Density Residential. Includes two lots /apns.	Submitted - Online
DB-2025-0001	MULTI-FAMILY RESIDENTIAL BUILDING WITH 78 DWELLING UNITS, 148 HOTEL ROOMS AND A SMALL RETAIL SPACE	Review Expired
DR-2025-0001	8 New 3-story Town Houses	Review Expired
DR-2025-0002	Design Review for Minor Exterior Improvements.	Review Expired
DR-2025-0003	SWAP EXISTING COOKING EQUIPMENT FOR SAME COOKING EQUIPMENT LIKE FOR LIKE & CHANGE ONE NEW ONE. NO NEW PLUMING	Review Expired
DR-2025-0004	New KFC drive-thru restaurant	Review Expired
DR-2025-0005	Remove and Replace Antennas and ancillary equipment on existing wireless facility for AT&T	Review Expired
DR-2025-0006	Addition of 946 sq ft to first floor and 2307 sq ft to second floor for total of 4240 sq ft. attached 2-car garage 522 sq ft and front covered porch and front covered deck	Review Expired
DR-2025-0007	AT&T Modifications to an existing wireless facility to remove and replace antennas and ancillary equipment	Submitted - Online
DR-2025-0008	CONVERT PORTION OF EXISTING CARPORT TO ADU	Void
DR-2025-0009	as-built approval	Submitted - Online
SD-2025-0001	This project is to subdivide the 9,225 SQ. FT. lot, which consists of (3) residential units and (3) garages, into (2) new lots based on Urban Lot Split (SB 9) with an ADU Conversion from one of the garages. (PM 84804)	Review Expired
SD-2025-0002	Urban Lot Split (PM 84906)	Review Expired
SD-2025-0003	Multi-Use Building	Review Expired

Table 4: Details of Discretionary Actions for 2025

Case Number	Description	Status
Planning		
SD-2025-0004	Proposed SB-9 Lot Split one lot into two lots. Proposed two 2-story single-family dwellings. one on each lot. Proposed two ADU Dwelling one on each lot.	Review Expired
SD-2025-0004	SB-9 lot split to two lots, Two singles family dwellings two stories, and 2 ADU dwellings (PM 84892)	Review Expired
SD-2025-0005	(Application is for a Lot Line Adjustment) for Parcels at 3329 (APN 4049-018-24) and 3331 (APN 4049-018-025) Jack Northrop Avenue, Hawthorne, CA 90250.	Review Expired
SD-2025-0006	Reduce parcel 4049019027 by 1080 SQFT and add 1080 SQFT to parcel 4049019029. Footprint modification to be 30' x 36' on the north side of the identified parcels	Review Expired
SD-2025-0007	Tract Map for 8 condo units	Review Expired
SD-2025-0008	Subdivision	Submitted - Online
SD-2025-0009	Combined two APN's into one	Submitted - Online
SD-2025-0010	Subdivision	Submitted
SP-2025-0001	Amendment to the DHSP to change the identified parcels from part of the Hotel Hub to Residential	Submitted

3.1.2 Building and Safety Applications

From January 1, 2025, to December 31, 2025, 96 building and safety actions were in process. Table 5 shows a summary and status of these actions. Table 6 shows details for each case. These include commercial entitlements, commercial construction, residential entitlements, and residential construction.

Table 5: Summary of Building and Safety Actions for 2025

Status	Building and Safety
Void	2
Submitted - Online	6
Fees Due	19
Fees Paid	27
In Review	24
Issued	14
Stop Work Order	1
Complete	2
Plan Approval Expired	1
Grand Total	**96**

Table 6: Details of Building and Safety Actions for 2025

Case Number	Description	Status
Building and Safety		
BLDR-2025-1543	7 attached and 8 detached ADUs to an existing 28-unit apartment building	Fees Paid
BLDR-2025-1542	Garage and storage convert to ADU	Fees Paid
BLDR-2025-1555	New 1000 sq. ft. ADU 3 Bedroom 2 Bathroom	Fees Due
BLDR-2025-1572	Proposed Convert Existing Detached Garage into (ADU) Accessory Dwelling Unit.	Issued
BLDR-2025-1583	Proposed 957 Sq. Ft. 2nd Floor ADU Over Existing 2-Car Garage with Attached Rec. Room	Fees Paid
BLDR-2025-1587	NEW 1-STORY DETACHED ACCESSORY DWELLING UNIT (800 SF).	In Review
BLDR-2025-1606	Garage Conversion to ADU	Fees Due
BLDR-2025-1624	I want to convert 2 of my garages into a single adu. I have already talked to nathan about it.	Fees Paid
BLDR-2025-1631	New detached ADU	Issued
BLDR-2025-1632	CONSTRUCT NEW ONE-STORY 1000SF DETACHED ADU W/ 3 BEDS, 2 BATHS, LIVING ROOM, KITCHEN, LAUNDRY CLOSET. ADD (N) 81SF PORCH.	Fees Due
BLDR-2025-1649	(N) 470 SQ.FT. PANELIZED LIGHT GAUGE STEEL ACCESSORY DWELLING UNIT (ADU)	In Review

Table 6: Details of Building and Safety Actions for 2025

Case Number	Description	Status
BLDR-2025-1648	CONVERT EXISTING 4 CAR DETACHED GARAGE AND THE 1 CAR ATTACHED GARAGE TO 3 ADU	Issued
BLDR-2025-1651	Add a 475 sq.ft. Accessory Dwelling Unit above an existing 360 sq.ft. Garage.	In Review
BLDR-2025-1652	Detached 1000 sqft ADU	Issued
BLDR-2025-1656	Convert existing garage and bonus room to ADU	In Review
BLDR-2025-1658	Convert existing 366 sq. ft.. garage to ADU.	Void
BLDR-2025-1672	Convert 2 car garage into an ADU.	Issued
BLDR-2025-1683	(e) garage to become (n) ADU 264 sf 413 sf of (e) unit 2 to become new ADU 668 sf of unit 2 to remain	Fees Paid
BLDR-2025-1684	(e) pool house 476 sf to become new ADU with 129 sf addition	Fees Paid
BLDR-2025-1690	Coversion of (E) 2-Car Garage II to ADU	In Review
BLDR-2025-1692	New 800 sq. ft. ADU with 1 story	Submitted - Online
BLDR-2025-1689	Convert (E) 2-Car Garage I to ADU (486 Sq. Ft.)	In Review
BLDR-2025-1696	Convert existing 366 sq. ft. garage to ADU	Fees Due
BLDR-2025-1695	-CONVERT THE [E] 345.8 S.F. ATTACHED GARAGE TO A [N] 1 BEDROOM, 1 BATHROOM JUNIOR ACCESSORY DWELLING. UNIT. - PROPOSE [N] TANKLESS WATER HEATER & MINI SPLIT AC FOR THE [N] JADU.	Plan Approval Expired
BLDR-2025-1698	New construction detached "ADU #2" 800 SF	Issued
BLDR-2025-1697	PROPOSED NEW CONSTRUCTION DETACHED "ADU #1" 800 SF	Issued
BLDR-2025-1706	SB9 4 unit development consisting of: - 740 sq. ft. remodel of existing 1,552 sq. ft. single family residence - second floor addition of 1,500 sq. ft. of second single family residence to existing 1,552 sq. ft. single family residence - 366 sq. ft. detached garage conversion to ADU with 434 sq. ft. addition for an 800 sq. ft. ADU - 800 sq. ft. second floor addition to ADU for second 800 sq. ft. ADU.	Fees Paid
BLDR-2025-1713	Convert Existing Garage to ADU with 21'x4'-6" addition at rear. Entire existing roof to be demolished	Fees Paid
BLDR-2025-1740	new garage 416 SQFT and convert (E) 478 SQFT garage and add 307 SQFT to make an ADU and a 15 SQFT porch	Fees Paid
BLDR-2025-1744	Convert existing detached garage (366 SF) to ADU with building addition (225 SF). Total SF will be 591	Fees Due
BLDR-2025-1757	Detached garage conversion into a new ADU of 791.23 sq ft., and the addition of 203 sq ft. to the main house.	Fees Paid
BLDR-2025-1776	Existing detached 2 garage converted to ADU. Approximately 400 sq ft. 2bed 1bth., kitchen.	Fees Paid
BLDR-2025-1777	Existing attached 2 car garage converted to ADU#1 area=444sft and Existing carport converted to ADU#2 area=1000 sft (with addition)	Fees Paid

Table 6: Details of Building and Safety Actions for 2025

Case Number	Description	Status
BLDR-2025-1782	convert existing garage (720 sq. ft.) into two ADUs. 1-story addition 121 S.F. and 2 story addition of 778 s.f.	Fees Paid
BLDR-2025-1784	(E) GARAGE CONVERSION TO ADU WITH NEW SECOND-STORY ADU ABOVE.	Fees Paid
BLDR-2025-1817	-(N) 552 SQ. FT. ADU W/ BEDROOM, BATH, KITCHEN & L/R OVER (N) 400 SQ. FT. CAR-PORT -(N) TANKLESS W/H, (N) SPLIT SYS., (N) 100A SUB-PANEL & UPGRADE (E) ELEC. SERV.'S TO BE (N) 2-100A ELEC. SERV'S W/ 2-GANG METER	Fees Due
BLDR-2025-1838	construct a new detached ADU and addition to existing house	Fees Paid
BLDR-2025-1840	BATHROOM ADDITION OF 41 SQ FT TO EXISITING UNIT ONE , AND A GARAGE CONVERSION OF 443 SQ FT THAT CONSISTS OF 1 BED. 1 BATH,KITCHEN AND LIVING ROOM	Fees Paid
BLDR-2025-1844	new 2- units detached ADU	In Review
BLDR-2025-1848	Demo (E) 3-car garage. Propose (2) Detached ADUs	Fees Paid
BLDR-2025-1849	CONVERSION OF 840 SQ. FT (E) DETACHED 2-CAR GARAGE INTO AN ADU	Fees Paid
BLDR-2025-1854	GARAGE CONVERSION TO CREATE A NEW SECOND PRIMARY UNIT	Fees Due
BLDR-2025-1855	1. New 208 sq ft addition & 532 sq ft deck to existing single family. 2. New 396 sq ft ADU attached to existing single family	Fees Due
BLDR-2025-1857	CONVERSION OF EXISTING 348 S.F. DETACHED GARAGE INTO AN ADU. NO CHANGE TO FOOTPRINT OR HEIGHT. WORK INCLUDES INTERIOR FRAMING, MEP INSTALLATION, INSULATION, AND FINISHES. DESIGNED UNDER CRC PRESCRIPTIVE STANDARDS.	Fees Due
BLDR-2025-1860	To convert existing 375 Sq. Ft. existing garage to an Accessory Dwelling Unit, demolish 10 Sq. Ft. from existing garage. Add an addition of 344 Sq. Ft. for a total of 668 Sq. Ft. Accessory Dwelling Unit.	Fees Due
BLDR-2025-1861	Convert existing detached garage to an ADU. Remodel and addition to converted ADU	Fees Due
BLDR-2025-1863	Proposed garage conversion to ADU 529.37 sf Proposed addition to be used as part of the ADU 410.36 sf	In Review
BLDR-2025-1865	New 906 sq. ft. 2 level ADU in detached garage	Fees Paid
BLDR-2025-1871	Existing 2 car garage to be converted to ADU plus addition. Square footage to meet SB9 requirements	Issued
BLDR-2025-1877	CONVERT EXISTING 30'-2"X22'-5" GARAGE TO A.D.U.	Issued
BLDR-2025-1880	Existing Structure to be converted to new ADU with an addition to the rear and second story. New unit consist of three bedrooms and four bathrooms. Total square footage is 1,360.00	Fees Paid
BLDR-2025-1886	PROPOSED ADDITION (258.00 SF) TO EXISTING GARAGE. CONVERT ADDITION AND EXISTING GARAGE INTO NEW ADU (665.00 SF). ADU TO INLCUDE 2 NEW BEDROOMS, NEW BATH, LAUNDRY AREA, LIVING ROOM, AND KITCHEN.	In Review
BLDR-2025-1892	Convert existing 2_ Car garage to ADU	In Review

Table 6: Details of Building and Safety Actions for 2025

Case Number	Description	Status
BLDR-2025-1900	Adding two ADUs on the property.	Fees Paid
BLDR-2025-1899	Converted garage into ADU with a new second floor. Includes 3 bedrooms, 2 bathrooms, laundry facilities, and a kitchen.	Fees Paid
BLDR-2025-1902	ADU Unit C	Complete
BLDR-2025-1912	New construction of 5 townhomes, Building 10, of BLDR-2025-1471. Addressing: Unit 52 - 12820 Cyan Court, Unit 52 Unit 53 - 12820 Cyan Court, Unit 53 Unit 54 - 12820 Cyan Court, Unit 54 Unit 55 - 12820 Cyan Court, Unit 55 Unit 56 - 12820 Cyan Court, Unit 56	In Review
BLDR-2025-1911	New construction of 4 townhomes, Building 9, of BLDR-2025-1471. Addressing: Unit 48 - 12820 Cyan Court, Unit 48 Unit 49 - 12820 Cyan Court, Unit 49 Unit 50 - 12820 Cyan Court, Unit 50 Unit 51 - 12820 Cyan Court, Unit 51	In Review
BLDR-2025-1916	Softstory retrofit to an existing 2 story apartment building. New moment frame on west side of building. Convert existing storage room into an ADU unit.	In Review
BLDR-2025-1927	Garage demolition- New construction of a detached ADU	Fees Paid
BLDR-2025-1935	- NEW SB9 UNIT WITH ATTACHED 2 CAR GARAGE	In Review
BLDR-2025-1940	New construction of 7 townhomes, for BLDR-2025-1471, Building 5. Addressing: Unit 27 - 12720 Azure Way, Unit 27 Unit 28 - 12720 Azure Way, Unit 28 Unit 29 - 12720 Azure Way, Unit 29 Unit 30 - 12720 Azure Way, Unit 30 Unit 31 - 12720 Azure Way, Unit 31 Unit 32 - 12720 Azure Way, Unit 32 Unit 33 - 12720 Azure Way, Unit 33	Complete
BLDR-2025-1937	New construction of 6 townhomes for BLDR-2025-1471, Building 4. Addressing: Unit 21 - 12719 Azure Way, Unit 21 Unit 22 - 12719 Azure Way, Unit 22 Unit 23 - 12719 Azure Way, Unit 23 Unit 24 - 12719 Azure Way, Unit 24 Unit 25 - 12719 Azure Way, Unit 25 Unit 26 - 12719 Azure Way, Unit 26	Issued
BLDR-2025-1947	CONVERT EXISTING ATTACHED 2-CAR GARAGE OF 365 SF TOTAL AREA TO NEW ADU & INTERIOR REMODEL OF (E)UNIT #4836	In Review

Table 6: Details of Building and Safety Actions for 2025

Case Number	Description	Status
BLDR-2025-1951	convert 4 car garage to ADU unit A	Submitted - Online
BLDR-2025-1952	CONVERT (E) 1 CAR ATTACHED GARAGE TO AN ADU	Issued
BLDR-2025-1955	Convert a 460 ftÂ² existing detached Garage into an Accessory Dwelling Unit (ADU) consisting of 1 bathroom, sleeping/living area/kitchen	In Review
BLDR-2025-1964	1. Convert existing 4 car garage to 2 accessory dwelling units (A.D.U) 2. Convert 1 car garage to accessory dwelling unit. Total of 3 ADU Conversions.	Issued
BLDR-2025-1966	Ab2533 under Health and safety for ADU/JADU built before 2020. Need to legalize part of back house(on the left south west corner), already built as JADU built before 2020.	Void
BLDR-2025-1967	Converting an existing two-car garage (440 SQ. FT.) to an ADU which will include a new 2nd floor and an additional 72 SQ. FT. to the first floor and an additional 386.59 SQ. FT., 898.59 SQ. FT., and a balcony 40.64 SQ. FT.	In Review
BLDR-2025-1969	Proposed Addition to (E) Garage and convert to ADU	In Review
BLDR-2025-1977	second story addition to existing 2-car garage to create an ADU	In Review
BLDR-2025-1985	DEMOLISHED UNPERMIT CARPORT 450 S.F.; PROPOSE NEW DETACHED ADU 731 S.F.; PROPOSE NEW DETACHED ONE-CAR GARAGE 242 S.F.	Fees Paid
BLDR-2025-1991	ADU & SFR Addition.	Fees Due
BLDR-2025-1992	JR-ADU CONVERSION 482 SQ.FT. NEW ADU - 1000 SQ.FT. NEW SFR 1220 SQ.FT.	In Review
BLDR-2025-2017	Per bill AB2533, this project aims to legalize the integrated ADU> the main residence is 1165 sqft, the integrated ADU os 370 sqft, the remaining residence is 795 sqft.	In Review
BLDR-2025-2032	New 1000sqft detached ADU.	Submitted - Online
BLDR-2025-2038	Convert an existing covered garage into an Accessory Dwelling Unit (ADU). The project includes construction of a new attached 771 sq. ft. living area	In Review
BLDR-2025-2039	NEW PROPSED ADU TO BE BUILT IN EXISTING GARAGE. NEW SHARED LAUNDRY ROOM TO BE ADDED OUTSIDE ADU.	In Review
BLDR-2025-2045	Detached ADU converted from existing detached 2-car garage with addition. Final detached ADU to be 895 sf with 3 bedrooms and 2 bathrooms. (600sf converted from existing garage, and 295sf newly added area)	Fees Paid
BLDR-2025-2076	bathroom 2 addition 150sqf remodel of bedroom 2 151 sqf garage ADU 429sqf	Submitted - Online
BLDR-2025-2078	CONVERT PORTION OF EXISTING CARPORT TO ADU	Fees Paid
BLDR-2025-2081	1. New ADU above new garage/storage 2. demo existing garage	Fees Due

Table 6: Details of Building and Safety Actions for 2025

Case Number	Description	Status
BLDR-2025-2085	1. Convert existing 2-car garage /storage area into a two bedroom ADU (approx. 990sq'). 2. Add attached one bedroom / bath and covered patio (approx. 308sq').	Fees Paid
BLDR-2025-2088	Propose New 800 SF ADU	In Review
BLDR-2025-2090	-(N) 2,345 SQ. FT. 2-STORY S.F.D. W/ 4 BEDROOMS, OFFICE, 2 BATH'S, 2 PWDR ROOMS, LAUNDRY ROOM, KITCHEN & LIVING ROOM. -(N) 441 SQ. FT. 2-CAR GARAGE, (N) 59 SQ. FT. FRONT COVERED PORCH, (N) 34 SQ. FT. REAR COVERED PORCH & (N) 102 SQ. FT. COVERED BALCONY ON 2ND FLOOR. -(N) 225A ELEC. SERV. W/ METER, GAS METER, PACKAGED HEAT PUMP A/C W/ FAU IN ATTIC & HEAT PUMP TANK W/H IN ENCLOSURE. -(N) DRIVEWAY APRON	Fees Due
BLDR-2025-2092	New ADU at second floor over existing garage	Fees Due
BLDR-2025-2094	CONVERT AN EXISTING ATTACHED GARAGE (260 SF) AND A PORTION OF THE EXISTING RESIDENCE (176 SF) INTO A JADU (436 SF)THE EXSITING RESIDENCE (1,012 SF) WILL BE REDUCED BY THE JADU CONVERSION (176 SF) RESULTING IN (836 SF)	Fees Due
BLDR-2025-2098	Convert existing garage to jadu	Submitted - Online
BLDR-2025-2099	NEW 2 STORY ADU	Submitted - Online
BLDC-2025-0573	BUILDING PERMIT FOR THE NEW CMU PERIMETER WALL PORTION OF THE CITY OF HAWTHORNE PROJECT #24-02: PROJECT #24-02 SCOPE OF WORK: A NEW CITY YARD CAMPUS FOR THE CITY OF HAWTHORNE, INCORPORATING A TWO STOREY OFFICE AND STORAGE BUILDING, COVERED PARKING FOR LARGE CITY VEHICLES, AN ABOVE GROUND PROPANE TANK, A MECHANIC STATION, AND STORAGE OF MATERIALS AND WASTE.	Issued
BLDC-2025-0580	New McDonald's restaurant building, new trash enclosure, new site work, new lot light, new shelving and walk-in freezer/cooler.	Stop Work Order
BLDC-2025-0589	New Construction of 5-story Hotel	Fees Due
BLDC-2025-0606	THIS PROJECT INVOLVES THE DESIGN AND CONSTRUCTION OF ONE NEW AVIATION HANGAR AT HAWTHORNE AIRPORT. THE HANGARS WILL BE PRE-ENGINEERED STRUCTURES ON CONCRETE SLABS FEATURING BOTTOM-ROLLING OR HYDRO-SWING DOORS AND WILL INCLUDE POWER, LIGHTING, VENTILATION, AND SPACE HEATING AS REQUIRED. THE PROJECT ALSO INCLUDES THE DESIGN OF OFFICE SPACES, ADA-COMPLIANT RESTROOMS, AND NECESSARY MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. CIVIL ENGINEERING TASKS, SUCH AS UTILITY CONNECTIONS AND GEOTECHNICAL WORK, ARE BEING HANDLED SEPARATELY BY C&S ENGINEERS. THE HANGARS ARE DESIGNED FOR STANDARD AVIATION USE AND ARE NOT INTENDED FOR AIRCRAFT MAINTENANCE. N.W. Side	Fees Due

Table 6: Details of Building and Safety Actions for 2025

Case Number	Description	Status
BLDC-2025-0615	THIS PROJECT INVOLVES THE DESIGN AND CONSTRUCTION OF FOUR NEW AVIATION HANGARS AT HAWTHORNE AIRPORT. THE HANGARS WILL BE PRE-ENGINEERED STRUCTURES ON CONCRETE SLABS FEATURING BOTTOM-ROLLING OR HYDRO-SWING DOORS AND WILL INCLUDE POWER, LIGHTING, VENTILATION, AND SPACE HEATING AS REQUIRED. THE PROJECT ALSO INCLUDES THE DESIGN OF OFFICE SPACES, ADA-COMPLIANT RESTROOMS, AND NECESSARY MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. CIVIL ENGINEERING TASKS, SUCH AS UTILITY CONNECTIONS AND GEOTECHNICAL WORK, ARE BEING HANDLED SEPARATELY BY C&S ENGINEERS. THE HANGARS ARE DESIGNED FOR STANDARD AVIATION USE AND ARE NOT INTENDED FOR AIRCRAFT MAINTENANCE.	Fees Due
BLDC-2025-0696	Add 20'x60' relocatable classrooms on the North parking lot 50' from back of building with underground electrical.	Issued

3.2 Amendments

In 2025, the City adopted an ordinance amending chapter 17.76 (Sale of alcoholic beverages), and adding section 17.76.030 (Operational standards) of title 17 (Zoning) of the Hawthorne Municipal Code to modernize how alcohol sales are approved in various types of business (Ordinance No. 2257, ZA-2025-0001). The ordinance established a new list of alcohol license types that are exempt from requiring a conditional use permit. These include wholesalers, industrial alcohol manufacturers, agents, bona fide restaurants, and several uncommonly used permit types. Those types that will continue to require a conditional use permit are liquor stores, bars, and other retail sales establishments. The ordinance also addresses how both exempt and non-exempt license types must operate to avoid being deemed a public nuisance.

In 2025, the City also adopted an ordinance amending chapters 17.04 (definitions), 17.38 (nonconforming uses, structures, signs, and parcels), 17.40 (conditional uses—variances), 17.56 (loading), 17.58 (off-street parking), and 17.60 (minimum driveway widths and turning radii) of title 17 (zoning) of the Hawthorne Municipal Code to standardize parking ratio for most commercial uses to help reduce the commercial vacancy rate (Ordinance No. 2260, ZA-2025-0002). The ordinance will remove compact parking stalls for commercial uses (except surplus spaces), and introduces parking credits for commercial spaces within close proximity to public parking lots, street parking, and center median parking. This change gives the City the ability to evaluate parking variances, and has created a new procedure to allow alternative parking calculations.

3.3 Capital Improvements Program

There were 14 capital improvement projects in process in 2025, totaling more than $40 million. Table 7 includes a breakdown of capital improvement projects by project type.

Table 7: Capital Improvement Projects in 2025

Project Type	Number of Projects	Cost
Roads	4	$5,030,000
Traffic Signals	2	$360,000
Parks†	4	$4,349,289
Public Facilities†	4	$30,641,087
Total	**14**	**$40,380,376**

† One of the projects under each of these categories (Eucalyptus Park and Ramona Park and New City Hall, respectively) does not have a cost yet as they are in the design phase.

3.3.1 Roads

In 2025, four road projects were in process. They are as follows:

120th Street Improvements Project Phase 2 (#21-03): The project consists of excavation and removal of existing pavement, concrete and asphalt paving, construction of curb and gutter, sidewalks, driveways, storm drain, potholing and ADA ramps. In addition, work will include traffic striping, adjustment of utilities and all other work necessary to complete the improvements in accordance with the Plans and Specifications.

- Cost: $3,200,000
- Status: Under Construction

Van Ness Avenue Improvement Project (#25-02): The project will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, install a bike lane adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians and ADA ramps. Additionally, other items not listed here may be necessary to complete the improvements.

- Cost: $200,000 for design
- Status: MOU Underway

Inglewood Avenue Improvement Project (#25-04): The project will environmentally clear and to widen intersections, add vehicular lanes, modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, retaining walls, raised medians and ADA ramps. Additionally, other items not listed here may be necessary to complete the improvements.

- Cost: $130,000 for design
- Status: MOU Underway

Resurfacing on Runway 7-25 and Resurfacing of Taxiways and Trench Drain Extension Project (#25-06): The project will consist of the following:

- Crack seal, seal coat, and final marking on Runway 7/25 and all connector taxiways.
- Repairing area on runway where pavement cores were taken (at far eastern end near Taxiway A).
- Construction of the first half of the trench drain extension (approximately 250' along the shoulder of Taxiway S between Taxiways A and B).
- Reconstructing pavement at the overflow apron along the shoulder of Taxiway S (between Taxiways D and E).
- Reconstructing four (4) failing utility trench patches along Taxiway N (1 patch
- between Taxiways E and F, and 3 patches between Taxiways D and E).
- Crack seal, seal coat, and final marking of Taxiways N and S.
- Diamond grinding section of pavement on Taxiway S to remove hump (between Taxiways A and B).
- Completion of the trench drain extension (approximately 235’ along the shoulder of Taxiway S between Taxiways A and B).

- Cost: $1,500,000
- Status: Design Phase

3.3.2 Traffic Signals

In 2025, two traffic signal projects were in process. They are as follows:

Jack Northrop Improvement Project (#25-01): The project will enhance pedestrian safety by upgrading the pedestrian signals with count-down feature, upgrade signal wiring and detection sensors including bicycle and vehicular, installing safety lights at intersections to enhance visibility of pedestrians and upgrade all ADA access ramps. A landscaped median will also be constructed along this segment of Jack Northrop that can provide refuge to pedestrians crossing Jack Northrop along with beautifying the entire area. The flow of traffic along Jack Northrop will also be

improved by signal upgrades and the new vehicle/bicycle detection to provide better synchronization of traffic signals. The numerous businesses along Jack Northrop produce a higher demand for on street parking. A better parking experience also reduce congestion along this street which also produce less vehicle emissions.

- Cost: $200,000 for design
- Status: MOU Underway

135th Street Mobility Improvement Project (#25-03): The project will environmentally clear and to modify and upgrade traffic signal system, traffic striping, adjustment of utilities, excavation and removal of existing pavement, concrete, asphalt and construction of curb, gutter, sidewalks, driveways, ADA ramps, Bike Lanes, and pedestrian safety elements. A warrant study for Glasgow at 135th Street to create a signalized intersection and decrease the traffic impact at La Cienega during peak hours will be performed. This project limits are 135th Street between Glasgow Ave to Aviation Blvd.

- Cost: $160,000 for design
- Status: MOU Underway

3.3.3 Parks

In 2025, two parks projects were completed. There were however two other park projects in process. They are as follows:

Zela Davis Park Renovation Project (#24-04): The project renovated the existing, under-utilized 0.5-acre park in the City of Hawthorne into a multi-benefit, climate resilient community space through the construction of a new playground, picnic area with shade structures, exercise equipment, half court, walking paths with mosaic art elements, perimeter fencing, restroom building, California native plants, bioswale, and other sustainable elements.

- Cost: $3,020,500.00
- Status: Completed

Eucalyptus Park and Ramona Park (#24-07): The work consists of the improvement at Eucalyptus Park and Ramona Park, including Americans with Disabilities Act (ADA) accessibility. At Eucalyptus Park, this project will remove and replace the existing play equipment and install a new mini soccer field. At Ramona Park, this project will remove and replace the existing play equipment, as well as re-stripe the existing basketball court.

- Cost: N/A
- Status: Design phase

Dodger Dream Field: The Los Angeles Dodgers Foundation partnered with the City of Hawthorne to bring two new baseball fields to Jim Thorpe Park. The Dodgers Dream Fields will support youth ages 5 to 12 and high school-aged baseball with upgrades including upgraded dugouts, enlarged fields, 2 scoreboards, new infield mix and sod.

- Cost: $328,789.00
- Status: Completed

Holly Park Restroom Remodel Project (#25-07): The Holly Park remodel project, will include effort to enhance the park's infrastructure with a focus on sustainability, accessibility, and improved community amenities. Key aspects of the project include the bathroom remodel, which integrates water-efficient fixtures, ADA-compliant upgrades, and a landscaping overhaul. The landscaping will feature drought-resistant, native plants to reduce water consumption while promoting environmental resilience. In addition to the bathroom upgrades, the project involves installing energy-efficient lighting to improve visibility and safety for visitors. This project is part of a broader initiative to make Hawthorne's parks more environmentally friendly, inclusive, and welcoming for all residents.

- Cost: $1,000,000
- Status: Under Construction

3.3.4 Public Facilities

In 2025, there were three projects in process and one completed project. They are as follows:

Hawthorne Memorial Center HVAC System upgrade (#23-08): The project will upgrade the Memorial Center HVAC System from a three (3) unit system to a centralized system and a new emergency generator will be installed and integrated into the existing electrical power system.

- Cost: $2,426,000
- Status: Completed

New City Hall (#24-01): The project includes 20,000 square feet of additional office space, new Council Chambers, and seismic upgrades to enhance earthquake resilience. The LEED Certified building will feature sustainable design elements such as energy-efficient systems, large windows for natural light, and eco-friendly materials. Additionally, the City Hall will incorporate public spaces, including a retail and restaurant area, a city park for events, and an underground parking structure with 239 spaces.

- Cost: N/A
- Status: Design phase

New City Yard (#24-02): The new two-story building will feature a fuel-pumping station for city vehicles, mechanic station, wash down bays, radio tower, office, training rooms, a drone pad on the roof.

- Cost: $13,770,087.00
- Status: Under Construction

New Senior Center (#24-03): This project will convert the existing Senior Center building into a two-story building with an elevator (making it ADA accessible), a sewing room, activities room, dance studio, community garden and many other additional amenities.

- Cost: $14,445,000.00
- Status: Under Construction

3.4 Grants

In 2025, the City received $1,149,498 in Community Development Block Grant (CDBG) funds and $487,972.90 in HOME funds for the FY 2025-2026. The FY 2025-2026 Action Plan allocated these CDBG and HOME funds, along with $2,098,003.13 in unprogrammed CDBG funds from prior years and $4,490,956.12 in unprogrammed HOME funds, to support various program activities, which will be carried out between July 1, 2025, and June 30, 2026, as shown in Table 8.

Table 8: CDBG and HOME Funding Activities FY 2025-2026

Activities	Type	Source	Amount
South Bay Workforce Investment Board: Teen Center	Public Service	CDBG	$93,217.00
New Star Family Center: Domestic Violence Services	Public Service	CDBG	$21,813.00
Family Promise of the South Bay: Shelter and Supportive Services	Public Service	CDBG	$19,390.00
Catholic Charities of Los Angeles: St. Margaret's Emergency Assistance	Public Service	CDBG	$21,915.00
The Richstone Family Center: Behavioral Health Services	Public Service	CDBG	$20,359.00
City of Hawthorne: Section 108 Loan Repayment	Capital Activities	CDBG	$339,773.75
City of Hawthorne: Housing Rehabilitation Program	Capital Activities	CDBG	$430,000.00
City of Hawthorne: Public Housing Modernization	Capital Activities	CDBG	$1,388,256.38
City of Hawthorne: CDBG Program Administration	Admin	CDBG	$205,592.00
Fair Housing Foundation: Fair Housing Services	Fair Housing	CDBG	$30,000.00
City of Hawthorne: Affordable Housing Development	Housing	HOME	$324,949.53
City of Hawthorne: Rental Rehabilitation (includes PY23)	Housing	HOME	$4,170,542.00
CHDO: Set-Aside PY 20, 21, 22, 23, & 24	Housing	HOME	$453,349.00
City of Hawthorne: HOME Program Administration	Admin	HOME	$50,875.00

In addition, in 2025 the City awarded $402,674 through the Year 4 allocation of the Permanent Local Housing Allocation (PHLA) Grant program through HCD and dedicated that funding to the rehabilitation of City-owned properties that provide affordable housing for Hawthorne residents.

In 2025, the Public Works Department was awarded $750,000 in the Prop 40: Clean Water, Clean

Air, Safe Neighborhood Parks and Costal Protection Act of 2022. This grant program supports projects for acquisition, development, rehabilitation, restoration, and protection of land and creation of educational resources. These grant funds are being used for the Holly Park Restroom Remodel Project.

In 2025, the Hawthorne Police Department received $185,000 through the Office of Traffic Safety's STEP grant and $110,000 from its Office of Traffic Safety's Ride to Live grant. The department was also awarded $156,454 from the Urban Area Security Initiative grant and $200,000 through the Stonegarden grant. These funds are used to address security gaps, support training, strengthen interagency coordination, and protect critical infrastructure.

Appendix A. City of Hawthorne General Plan Housing Element Annual Progress Report

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Please Start Here

General Information	
Jurisidiction Name	Hawthorne
Reporting Calendar Year	2025
Contact Information	
First Name	Gregg
Last Name	McClain
Title	Planning Director
Email	gmcclain@cityofhawthorne.org
Phone	3103492974
Mailing Address	
Street Address	4455 W 126TH STREET
City	HAWTHORNE
Zipcode	90250

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_26_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104
Total Units		**104**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	6	7
2 to 4 units per structure	0	4	0
5+ units per structure	0	18	0
Accessory Dwelling Unit	0	76	53
Mobile/Manufactured Home	0	0	0
Total	**0**	**104**	**60**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	75	104

Housing Applications Summary	
Total Housing Applications Submitted	92
Number of Proposed Units in All Applications Received:	136
Total Housing Units Approved:	136
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approvec	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	10	13
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	92	136
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	23
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table I ?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	136	136	136	0						
	4052029051	14110 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1543	ADU	R	1/6/2025											15	15	15		NONE	No	No	No	Pending	Ministerial	
	4052028021	13900 Cerise Ave Hawthorne, CA 90250		BLDR-2025-1542	ADU	O	1/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048011032	3834 W 119th Pl Hawthorne, CA 90250		BLDR-2025-1555	ADU	O	1/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071005019	14723 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1572	ADU	O	1/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4046012010	12301 Menlo Ave Hawthorne, CA 90250		BLDR-2025-1583	ADU	O	2/5/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141011026	4922 W 118th Pl Hawthorne, CA 90250		BLDR-2025-1587	ADU	O	2/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071002020	3647 W 145th St Hawthorne, CA 90250		BLDR-2025-1606	ADU	O	2/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4037020021	11305 S Burin Ave Hawthorne, CA 90304		BLDR-2025-1624	ADU	O	3/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051020007	14000 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1631	ADU	R	3/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4042010005	4659 W 133rd St Hawthorne, CA 90250		BLDR-2025-1632	ADU	O	3/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042027021	4525 W 131st St Hawthorne, CA 90250		BLDR-2025-1649	ADU	O	3/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Unit: A Hawthorne, CA 90250		BLDR-2025-1648	ADU	R	3/28/2025											3	3	3		NONE	No	No	No	Approved	Ministerial	
	4043032027	4478 W 142nd St Hawthorne, CA 90250		BLDR-2025-1651	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048012003	3942 W 119th St Hawthorne, CA 90250		BLDR-2025-1652	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4042023023	4538 W 132nd St Hawthorne, CA 90250		BLDR-2025-1656	ADU	O	4/3/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045012020	13909 Jefferson Ave Hawthorne, CA 90250		BLDR-2025-1658	ADU	O	4/4/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4050014013	13120 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1672	ADU	O	4/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1683	ADU	R	4/18/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1684	ADU	R	4/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051018005	14109 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1690	ADU	R	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

	4056007006	11520 Spinning Ave Hawthorne, CA 90250		BLDR-2025-1692	ADU	O	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051018005	14109 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1689	ADU	R	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045012020	13909 Jefferson Ave Hawthorne, CA 90250		BLDR-2025-1696	ADU	O	4/23/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4145037005	5421 W 142nd Pl Hawthorne, CA 90250		BLDR-2025-1695	ADU	R	4/23/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045033031	4085 W 141st St Hawthorne, CA 90250		BLDR-2025-1698	ADU	R	4/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4045033031	4085 W 141st St Hawthorne, CA 90250		BLDR-2025-1697	ADU	R	4/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4047027004	11928 Cedar Ave Hawthorne, CA 90250		BLDR-2025-1706	SFD	R	4/29/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4047027004	11928 Cedar Ave Hawthorne, CA 90250		BLDR-2025-1706	ADU	R	4/29/2025											2	2	2		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4046012007	12327 Menlo Ave Hawthorne, CA 90250		BLDR-2025-1713	ADU	O	5/5/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047014013	4250 W 116th St Hawthorne, CA 90250		BLDR-2025-1740	ADU	O	5/20/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4072014018	3918 W 148th St Hawthorne, CA 90250		BLDR-2025-1744	ADU	R	5/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4142018032	4831 W 122nd St Hawthorne, CA 90250		BLDR-2025-1757	ADU	O	5/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4050008029	13114 Cordary Ave Hawthorne, CA 90250		BLDR-2025-1776	ADU	O	6/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141011021	4946 W 118th Pl Hawthorne, CA 90250		BLDR-2025-1777	ADU	O	6/8/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4041011029	12503 Grevillea Ave Hawthorne, CA 90250		BLDR-2025-1782	ADU	R	6/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041005015	12023 Manor Dr Hawthorne, CA 90250		BLDR-2025-1784	ADU	R	6/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071008035	3302 W 147th St Hawthorne, CA 90250		BLDR-2025-1817	ADU	O	6/26/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4050015001	3600 W 132nd St Hawthorne, CA 90250		BLDR-2025-1838	ADU	O	7/8/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4077002006	4231 W 142nd St Hawthorne, CA 90250		BLDR-2025-1840	ADU	R	7/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141018019	11525 S Inglewood Ave Hawthorne, CA 90250		BLDR-2025-1844	ADU	O	7/14/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4077006012	4036 W 142nd St Hawthorne, CA 90250		BLDR-2025-1848	ADU	R	7/16/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4141009020	4943 W 120th St Hawthorne, CA 90250		BLDR-2025-1849	ADU	R	7/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4072021001	15023 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1854	SFD	O	7/17/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4145035005	5538 W 142nd Pl Hawthorne, CA 90250		BLDR-2025-1855	ADU	O	7/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141013007	4828 W 117th St Hawthorne, CA 90250		BLDR-2025-1857	ADU	O	7/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045022027	4231 W 129th St Hawthorne, CA 90250		BLDR-2025-1860	ADU	O	7/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4043010007	4626 W 137th Pl Hawthorne, CA 90250		BLDR-2025-1861	ADU	O	7/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4046030010	12635 Cedar Ave Unit: B Hawthorne, CA 90250		BLDR-2025-1863	ADU	O	7/25/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4052020003	3144 W 139th St Hawthorne, CA 90250		BLDR-2025-1865	ADU	R	7/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

	4046007002	12134 Oxford Ave Hawthorne, CA 90250		BLDR-2025-1871	ADU	R	7/29/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial	
	4043006002	4594 W 137th St Hawthorne, CA 90250		BLDR-2025-1877	ADU	O	8/1/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042017012	4533 W 136th St Hawthorne, CA 90250		BLDR-2025-1880	ADU	O	8/4/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041006012	12035 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1886	ADU	O	8/11/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4052033014	3218 Galli St Hawthorne, CA 90250		BLDR-2025-1892	ADU	O	8/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141009007	4843 W 120th St Hawthorne, CA 90250		BLDR-2025-1900	ADU	O	8/16/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4042010012	13233 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1899	ADU	O	8/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4043011018	4507 W 138th St Unit: C Hawthorne, CA 90250		BLDR-2025-1902	ADU	R	8/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4042031010	12821 Cyan Court W EL SEGUNDO Unit 52, 53, 54, 55, 56 Unit: Bldg. #10 Hawthorne, CA 90250		BLDR-2025-1912	5+	O	8/21/2025											5	5	5		NONE	No	No	No	Approved	Ministerial	
	4042031010	12820 Cyan Court W EL SEGUNDO Unit 48, 49, 50, 51 Unit: Bldg. #9 Hawthorne, CA 90250		BLDR-2025-1911	2 to 4	O	8/21/2025											4	4	4		NONE	No	No	No	Approved	Ministerial	
	4047030014	11941 Acacia Ave Hawthorne, CA 90250		BLDR-2025-1916	ADU	R	8/25/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048013046	3947 W 119th St Hawthorne, CA 90250		BLDR-2025-1927	ADU	R	9/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045015012	4138 W 136th St Hawthorne, CA 90250		BLDR-2025-1935	SFD	O	9/11/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4041013010	12723 Grevillea Ave Unit: Bldg. #5 Hawthorne, CA 90250		BLDR-2025-1940	5+	O	9/12/2025											7	7	7		NONE	No	No	No	Approved	Ministerial	
	4041013010	12723 Grevillea Ave Unit: Bldg. #4 Hawthorne, CA 90250		BLDR-2025-1937	5+	O	9/12/2025											6	6	6		NONE	No	No	No	Approved	Ministerial	
	4141018007	4836 W 115th St Hawthorne, CA 90250		BLDR-2025-1947	ADU	R	9/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Hawthorne, CA 90250		BLDR-2025-1951	ADU	R	9/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Unit: B Hawthorne, CA 90250		BLDR-2025-1952	ADU	R	9/22/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4041005023	12118 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1955	ADU	O	9/25/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Unit: C Hawthorne, CA 90250		BLDR-2025-1964	ADU	R	9/30/2025											3	3	3		NONE	No	No	No	Approved	Ministerial	
	4145008025	13239 CLYDE PARK HAWTHORNE, CA 90250		BLDR-2025-1966	ADU	O	10/1/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4046013029	12320 Cedar Ave Hawthorne, CA 90250		BLDR-2025-1967	ADU	O	10/1/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048002025	3753 119TH HAWTHORNE, CA 90250		BLDR-2025-1969	ADU	O	10/2/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041004030	12250 RAMONA HAWTHORNE, CA 90250		BLDR-2025-1977	ADU	O	10/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4044004014	11636 GALE HAWTHORNE, CA 90250		BLDR-2025-1985	ADU	O	10/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

	4045013016	13839 JEFFERSON Unit: A HAWTHORNE, CA 90250		BLDR-2025-1991	ADU	R	10/17/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045013007	4231 139TH HAWTHORNE, CA 90250		BLDR-2025-1992	ADU	R	10/18/2025											2	2	2		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4045013007	4231 139TH HAWTHORNE, CA 90250		BLDR-2025-1992	SFD	R	10/18/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4045031027	4039 138TH HAWTHORNE, CA 90250		BLDR-2025-2017	ADU	R	11/3/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047019008	11840 BIRCH HAWTHORNE, CA 90250		BLDR-2025-2032	ADU	O	11/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047006004	11432 MENLO HAWTHORNE, CA 90250		BLDR-2025-2038	ADU	R	11/17/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4037019021	11156 S Grevillea Ave Hawthorne, CA 90304		BLDR-2025-2039	ADU	O	11/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4147026024	4930 142ND HAWTHORNE, CA 90250		BLDR-2025-2045	ADU	O	11/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047023040	11976 OXFORD HAWTHORNE, CA 90250		BLDR-2025-2076	ADU	O	12/9/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041009023	12542 EUCALYPTUS HAWTHORNE, CA 90250		BLDR-2025-2078	ADU	R	12/11/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041012008	12704 RAMONA HAWTHORNE, CA 90250		BLDR-2025-2081	ADU	O	12/15/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051008006	3826 135TH HAWTHORNE, CA 90250		BLDR-2025-2085	ADU	R	12/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045015001	4258 W 136TH HAWTHORNE, CA 90250		BLDR-2025-2088	ADU	O	12/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4043001006	4752 W 136TH HAWTHORNE, CA 90250		BLDR-2025-2090	SFD	R	12/19/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4046011008	12319 OXFORD HAWTHORNE, CA 90250		BLDR-2025-2092	ADU	O	12/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071002042	3647 W 146TH HAWTHORNE, CA 90250		BLDR-2025-2094	ADU	R	12/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042008034	4688 W 131ST HAWTHORNE, CA 90250		BLDR-2025-2098	ADU	O	12/30/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042019002	4595 W 135TH HAWTHORNE, CA 90250		BLDR-2025-2099	ADU	O	12/31/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											Affordability by Household Incomes - Building Permits											Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					2	3											5	6										8	9										11	12	13	14	15	16	17	18	19	20			21	22	23	24	25	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2-4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as a Historical Government Code Section 65852(e)(2)(N) and reported on Table L?	Infill Units? "YIN"	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 10000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (YIN)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	106	104	0	0	0	0	0	0	0	0	0	60	60													
	4052007067	13763 Lemoli Ave Unit G Hawthorne, CA 90250		6LDR-2024-1172	ADU	R																						1	10/8/2024	1											1	NONE	No	N												
	4052007047	13763 Lemoli Ave Unit F & G Hawthorne, CA 90250		6LDR-2024-1173	ADU	R																						1	10/8/2024	1											1	NONE	No	N												
	4052007027	13763 Lemoli Ave Unit H Hawthorne, CA 90250		6LDR-2024-1172	ADU	R																						1	10/8/2024	1											1	NONE	No	N												
	4049007501	4166 W 134th St Hawthorne, CA 90250		6LDR-2023-0862	SFD	O																						1	1/13/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049007501	4160 W 134th St Hawthorne, CA 90250		6LDR-2023-0862	ADU	O																						2	1/13/2025	2											2	SB 9 (2021) - Residential Lot Split	No	N												
	4047014600	13627 Hawthorne Blvd Hawthorne, CA 90250		6LDR-2024-1008	ADU	O																						1	1/13/2025	1											1	NONE	No	N												
	4037014604	11705 S Burin Ave Hawthorne, CA 90250		6LDR-2023-0767	ADU	R																						1	1/15/2025	1											1	NONE	No	N												
	4037029002	4650 W Imperial Hwy Hawthorne, CA 90250		6LDR-2024-1262	ADU	R																						1	1/13/2025	1											1	NONE	No	N												
	4043030024	4572 W 142nd St Hawthorne, CA 90250		6LDR-2024-1159	ADU	O																						1	2/4/2025	1											1	NONE	No	N												
	4049030013	4218 W 129th St Hawthorne, CA 90250		6LDR-2024-1114	ADU	R																						1	2/5/2025	1											1	NONE	No	N												
	4048020050	13763 W Broadway Unit A Hawthorne, CA 90250		6LDR-2024-1361	ADU	O																						1	2/13/2025	1											1	NONE	No	N												
	4049030060	4564 W 134th Street Unit D Hawthorne, CA 90250		6LDR-2024-1113	ADU	R																						1	2/18/2025	1											1	NONE	No	N												
	4049030060	4568 W 137th St Unit B Hawthorne, CA 90250		6LDR-2024-1027	ADU	O																						1	2/24/2025	1											1	NONE	No	N												
	4043029003	4575 W 142nd St Hawthorne, CA 90250		6LDR-2024-1468	ADU	O																						1	2/27/2025	1											1	NONE	No	N												
	4049029001	13963 Kornblum Ave Hawthorne, CA 90250		6LDR-2023-0867	ADU	R																						2	3/17/2025	2											2	NONE	No	N												
	4047027004	13763 Freeman Ave Hawthorne, CA 90250		6LDR-2022-0252	ADU	O																						1	3/28/2025	1											1	NONE	No	N												
	4043029004	4553 W. 137th ST Unit 3 & F Hawthorne, CA 90250		6LDR-2024-1219	ADU	R																						1	4/8/2025	1											1	NONE	No	N												
	4049019030	4548 W 138th St Hawthorne, CA 90250		6LDR-2024-1628	ADU	R																						1	4/10/2025	1											1	NONE	No	N												
	4043030053	4690 W 142nd St Hawthorne, CA 90250		6LDR-2023-0703	ADU	O																						1	4/17/2025	1											1	NONE	No	N												
	4049021701	4144 W 134th St Hawthorne, CA 90250		6LDR-2024-1274	SFD	O																						1	4/22/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049021701	4140 W 134th St Hawthorne, CA 90250		6LDR-2024-1273	ADU	O																						2	4/22/2025	2											2	SB 9 (2021) - Residential Lot Split	No	N												
	4049029047	4328 W 138th St Hawthorne, CA 90250		6LDR-2024-1646	ADU	O																						1	4/22/2025	1											1	NONE	No	N												
	4049029028	4555 W 137th St Unit F Hawthorne, CA 90250		6LDR-2024-1454	ADU	R																						1	4/29/2025	1											1	NONE	No	N												
	4077002005	4615 W 134th St Hawthorne, CA 90250		6LDR-2026-1262	ADU	O																						1	4/29/2025	1											1	NONE	No	N												
	4048019020	4611 W 134th St Hawthorne, CA 90250		6LDR-2024-1307	ADU	O																						1	5/1/2025	1											1	NONE	No	N												
	4043029240	4570 W 139th St Hawthorne, CA 90250		6LDR-2023-0715	ADU	O																						1	5/6/2025	1											1	NONE	No	N												
	4043030018	4661 W 139th St Hawthorne, CA 90250		6LDR-2024-1020	ADU	O																						1	5/12/2025	1											1	NONE	No	N												
	4047029001	11961 Freeman Ave Hawthorne, CA 90250		6LDR-2024-1301	SFD	R																						1	5/14/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4041049024	12451 Yukon Ave Hawthorne, CA 90250		6LDR-2024-1502	SFD	O																						1	5/14/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049013022	4539 W 138th St Hawthorne, CA 90250		6LDR-2024-1478	ADU	O																						1	5/16/2025	1											1	NONE	No	N												
	4043029006	4576 W 139th St Unit F Hawthorne, CA 90250		6LDR-2024-0979	ADU	R																						1	5/22/2025	1											1	NONE	No	N												
	4043029030	4564 W 139rd St Hawthorne, CA 90250		6LDR-2024-1206	ADU	O																						1	6/2/2025	1											1	NONE	No	N												
	4077005019	12703 Yukon Ave Hawthorne, CA 90250		6LDR-2025-1072	ADU	O																						1	6/4/2025	1											1	NONE	No	N												
	4049029061	4548 W 137th St Unit A & D Hawthorne, CA 90250		6LDR-2024-1320	ADU	R																						1	6/9/2025	1											1	NONE	No	N												
	4049029062	4554 W Imperial Hwy Unit C Hawthorne, CA 90250		6LDR-2024-1038	ADU	O																						1	6/16/2025	1											1	NONE	No	N												
	4077007003	4554 W 137th St Unit C & D Hawthorne, CA 90250		6LDR-2023-0598	ADU	O																						2	6/16/2025	2											2	NONE	No	N												
	4049029032	4554 W Alabama Ave Hawthorne, CA 90250		6LDR-2026-1323	ADU	R																						1	6/17/2025	1											1	NONE	No	N												
	4049030013	4566 W 141st St Hawthorne, CA 90250		6LDR-2024-1432	SFD	R																						1	6/20/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049030057	4566 W 141st St Hawthorne, CA 90250		6LDR-2024-1432	ADU	R																						2	6/20/2025	2											2	SB 9 (2021) - Residential Lot Split	No	N												
	4047029003	11962 Merlo Ave Hawthorne, CA 90250		6LDR-2024-1026	ADU	O																						1	6/23/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4077005003	4564 W 137th St Hawthorne, CA 90250		6LDR-2024-1262	ADU	O																						1	6/24/2025	1											1	NONE	No	N												
	4049029003	4554 W Alabama Ave Hawthorne, CA 90250		6LDR-2023-0960	ADU	R																						1	6/26/2025	1											1	NONE	No	N												
	4049030031	4566 W 141st St Hawthorne, CA 90250		6LDR-2025-1668	ADU	R																						1	7/8/2025	1											1	NONE	No	N												
	4049030019	4566 W 141st St Hawthorne, CA 90250		6LDR-2025-1667	ADU	R																						1	7/8/2025	1											1	NONE	No	N												
	4049031001	13947 Oxford Ave Unit F Hawthorne, CA 90250		6LDR-2024-1408	ADU	R																						2	7/8/2025	2											2	NONE	No	N												
	4049030011	13947 Oxford Ave Unit G Hawthorne, CA 90250		6LDR-2025-1652	ADU	R																						2	7/8/2025	2											2	NONE	No	N												
	4043029026	4556 W 137th St Unit 3 Hawthorne, CA 90250		6LDR-2024-1295	ADU	R																						1	7/8/2025	1											1	NONE	No	N												
	4041049024	12703 Manor Dr Hawthorne, CA 90250		6LDR-2023-0370	ADU	O																						1	7/9/2025	1											1	NONE	No	N												
	4043029029	4548 W 137th St Unit E Hawthorne, CA 90250		6LDR-2024-1249	ADU	R																						1	7/9/2025	1											1	NONE	No	N												
	4049029051	13707 Oxford Ave Hawthorne, CA 90250		6LDR-2025-1653	ADU	R																						1	7/14/2025	1											1	NONE	No	N												
	4051019010	11705 Yukon Ave Hawthorne, CA 90250		6LDR-2024-1303	ADU	R																						1	7/16/2025	1											1	NONE	No	N												
	4050019070	4552 W 133rd St Hawthorne, CA 90250		6LDR-2024-1418	ADU	R																						1	7/29/2025	1											1	NONE	No	N												
	4049027004	4539 W 138th St Hawthorne, CA 90250		6LDR-2025-1667	ADU	R																						1	7/30/2025	1											1	NONE	No	N												
	4049027004	4539 W 138th St Hawthorne, CA 90250		6LDR-2026-0987	ADU	R																						1	7/30/2025	1											1	NONE	No	N												
	4047029100	13963 Oxford Ave Hawthorne, CA 90250		6LDR-2026-0987	ADU	O																						1	8/1/2025	1											1	12/16/2025	NONE	No	N												
	4041029062	12436 Truxo Ave Hawthorne, CA 90250		6LDR-2026-1308	ADU	O																						1	8/8/2025	1											1	NONE	No	N												
	4043030021	4527 W 138th St Hawthorne, CA 90250		6LDR-2025-1662	ADU	R																						1	8/19/2025	1											1	NONE	No	N												
																																								9/29/2025																	

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	4037024012	11304 S Firmona Ave Hawthorne, CA 90304	BLDR-2024-1314	ADU	R	0	1	8/27/2025	1			0	NONE	No	N			
	4047014008	11702 Birch Ave Hawthorne, CA 90250	BLDR-2023-0484	ADU	O	0	1	9/4/2025	1			0	NONE	No	N			
	4042031010	12820 Cyan Court W EL SEGUNDO Unit 48, 49, 50, 51 Unit: Bldg. #9 Hawthorne, CA 90250	BLDR-2025-1911	2 to 4	O	0	4	9/4/2025	4			0	NONE	No	N			
	4042031010	12821 Cyan Court W EL SEGUNDO Unit 52, 53, 54, 55, 56 Unit: Bldg. #10 Hawthorne, CA 90250	BLDR-2025-1912	5+	O	0	5	9/9/2025	5			0	NONE	No	N			
	4041013010	12723 Grevillea Ave Unit: Bldg. #4 Hawthorne, CA 90250	BLDR-2025-1937	5+	O	0	6	9/17/2025	6			0	NONE	No	N			
	4041013010	12723 Grevillea Ave Unit: Bldg. #5 Hawthorne, CA 90250	BLDR-2025-1940	5+	O	0	7	9/17/2025	7			0	NONE	No	N			
	4049004053	12527 Cranbrook Ave Unit: A Hawthorne, CA 90250	BLDR-2025-1648	ADU	R	0	3	9/22/2025	3			0	NONE	No	N			
	4048012003	3942 W 119th St Hawthorne, CA 90250	BLDR-2025-1652	ADU	O	0	1	9/23/2025	1			0	NONE	No	N			
	4045019005	4218 W 132nd St Hawthorne, CA 90250	BLDR-2024-0981	ADU	O	0	1	9/24/2025	1			0	NONE	No	N			
	4043001020	4757 W 137th St Hawthorne, CA 90250	BLDR-2024-1209	ADU	O	0	1	10/7/2025	1			0	NONE	No	N			
	4051025009	13913 Doty Ave Hawthorne, CA 90250	BLDR-2024-1459	ADU	R	0	1	10/7/2025	1			0	NONE	No	N			
	4049004053	12527 Cranbrook Ave Unit: C Hawthorne, CA 90250	BLDR-2025-1964	ADU	R	0	3	10/15/2025	3			0	NONE	No	N			
	4049004053	12527 Cranbrook Ave Unit: B Hawthorne, CA 90250	BLDR-2025-1952	ADU	R	0	1	10/15/2025	1			0	NONE	No	N			
	4046007002	12134 Oxford Ave Hawthorne, CA 90250	BLDR-2025-1871	ADU	R	0	1	11/13/2025	1			0	SB 9 (2021) - Residential Lot Split	No	N			
	4047010014	11726 Oxford Ave Unit: A Hawthorne, CA 90250	BLDR-2024-1403	ADU	R	0	1	11/18/2025	1			0	NONE	No	N			
	4046007002	12134 Oxford Ave Hawthorne, CA 90250	BLDR-2023-0488	SFD	R	0	1	11/21/2025	1			0	NONE	No	N	1	Demolished	R
	4072020002	14829 Kornblum Ave Hawthorne, CA 90250	BLDR-2024-1085	ADU	O	0	1	12/9/2025	1			0	NONE	No	N			
	4051020007	14000 Kornblum Ave Hawthorne, CA 90250	BLDR-2025-1631	ADU	R	0	1	12/11/2025	1			0	NONE	No	N			
	4047007015	11512 Oxford Ave. Unit F & G Hawthorne, CA 90250	BLDR-2023-0487	ADU	R	0			0	2	8/28/2025	2	NONE	No	N			
	4141003072	5007 W 118th St. unit B Hawthorne CA 90250	BLDR-2023-0840	ADU	R	0			0	1	8/28/2025	1	NONE	No	N			
	4072020002	14829 Cranbrook Ave Unit:B Hawthorne, CA 90250	BLDR-2023-0284	ADU	O	0			0	1	7/22/2025	1	NONE	No	N			
	4047016014	4366 W 116th St. unit B Hawthorne, CA 90250	BLDR-2022-0181	ADU	O	0			0	1	7/16/2025	1	NONE	No	N			
	4052013023	13534 Chadron Ave Unit:16-18 Hawthorne, CA 90250	BLDR-2023-0575	ADU	R	0			0	3	7/7/2025	3	NONE	No	N			
	4052013024	13600 Chadron Ave Unit:16-18 Hawthorne, CA 90250	BLDR-2023-0576	ADU	R	0			0	3	7/7/2025	3	NONE	No	N			
	4042024005	4451 W 133rd St. Unit B Hawthorne, CA 90250	BLDR-2023-0734	ADU	O	0			0	1	5/23/2025	1	NONE	No	N			
	4045021017	4160 W 129th St Unit C Hawthorne CA 90250	BLDR-2022-0241	SFD	R	0			0	1	5/15/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4045021017	4160 W 129th St Unit C Hawthorne CA 90250	BLDR-2022-0241	ADU	R	0			0	1	5/15/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4042012005	4665 W 134th St Unit B Hawthorne CA 90250	BLDR-2023-0794	SFD	O	0			0	1	4/29/2025	1	NONE	No	N			
	4072009001	14637 Bodger Ave Hawthorne CA 90250	BLDR-2024-0901	ADU	O	0			0	1	4/15/2025	1	NONE	No	N			
	4048019005	3734 w Imperial Hwy unit #B Hawthorne CA 90250	BLDR-2023-0724	ADU	O	0			0	1	4/9/2025	1	NONE	No	N			
	4043027007	4654 w 141st unit #B Hawthorne CA 90250	BLDR-2023-0422	ADU	O	0			0	1	1/31/2025	1	NONE	No	N			
	4050026047	13400 Cordary Ave Unit: 64 Hawthorne, CA 90250	BLDR-2022-0185	ADU	R	0			0	1	2/10/2025	1	NONE	No	N			
	4042015022	4778 W 135th St Hawthorne, CA 90250	BLDR-2023-0471	ADU	O	0			0	1	2/20/2025	1	NONE	No	N			
	4052010013	3239 W 139th St Unit: C Hawthorne, CA 90250	BLDR-2023-0318	ADU	R	0			0	1	2/25/2025	1	NONE	No	N			
	4041011042	12451 Grevillea Ave Unit: E&F Hawthorne, CA 90250	BLDR-2023-0650	ADU	R	0			0	2	3/20/2025	2	NONE	No	N			
	4047023026	11802 Oxford Ave Hawthorne, CA 90250	BLDR-2023-0779	ADU	O	0			0	1	4/11/2025	1	NONE	No	N			
	4050008030	13118 Cordary Ave Unit: A & B Hawthorne, CA 90250	BLDR-2023-0709	ADU	R	0			0	1	4/21/2025	1	NONE	No	N			
	4145040022	5532 W 138th Place Hawthorne, CA 90250	BLDR-2022-0071	ADU	O	0			0	1	5/1/2025	1	NONE	No	N			
	4047007010	11529 York Ave Hawthorne, CA 90250	BLDR-2024-1023	ADU	R	0			0	1	5/5/2025	1	NONE	No	N			
	4052029027	14031 Cerise Ave Hawthorne, CA 90250	BLDR-2023-0500	ADU	R	0			0	1	5/12/2025	1	NONE	No	N			
	4042004009	4641 W 130th St Unit: B & C Hawthorne, CA 90250	BLDR-2023-0600	SFD	R	0			0	1	5/23/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4042004009	4641 W 130th St Unit: B & C Hawthorne, CA 90250	BLDR-2023-0600	ADU	R	0			0	1	5/23/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4044022003	4575 W 120th St Unit: B Hawthorne, CA 90250	BLDR-2023-0725	ADU	O	0			0	1	6/3/2025	1	NONE	No	N			
	4141004066	11613 Sundale Ave Unit: A Hawthorne, CA 90250	BLDR-2024-1275	ADU	O	0			0	1	6/5/2025	1	NONE	No	N			
	4145009019	13207 Delafield Ave Hawthorne, CA 90250	BLDR-2024-1188	ADU	O	0			0	1	6/12/2025	1	NONE	No	N			
	4043017006	13902 Truro Ave Hawthorne, CA 90250	BLDR-2024-1205	ADU	O	0			0	1	6/17/2025	1	NONE	No	N			
	4052033014	3218 Galli St Unit: B Hawthorne, CA 90250	BLDR-2023-0834	SFD	O	0			0	1	6/24/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4045008034	13637 Washington Ave Hawthorne, CA 90250	BLDR-2024-1167	SFD	O	0			0	1	7/14/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4141010039	4830 W 119th Street Unit: B Hawthorne, CA 90250	BLDR-2022-0043	ADU	O	0			0	1	8/26/2025	1	NONE	No	N			
	4052029005	3528 W 139th St Hawthorne, CA 90250	BLDR-2024-1053	SFD	R	0			0	1	8/27/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4052029005	3528 W 139th St Hawthorne, CA 90250	BLDR-2024-1053	ADU	R	0			0	1	8/27/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4046013002	4239 W Broadway Unit: A&B Hawthorne, CA 90250	BLDR-2022-0122	ADU	O	0			0	1	8/27/2025	1	NONE	No	N			
	4046011007	12329 Oxford Ave Hawthorne, CA 90250	BLDR-2023-0847	ADU	O	0			0	1	9/10/2025	1	NONE	No	N			
	4046013007	4213 W Broadway Unit: B Hawthorne, CA 90250	BLDR-2024-0881	ADU	O	0			0	1	9/22/2025	1	NONE	No	N			
	4045015019	13644 Washington Ave Unit: B Hawthorne, CA 90250	BLDR-2024-0970	ADU	O	0			0	1	9/24/2025	1	NONE	No	N			
	4043011018	4507 W 138th St Unit: B Hawthorne, CA 90250	BLDR-2024-1163	ADU	R	0			0	1	9/25/2025	1	NONE	No	N			
	4046012024	12242 Freeman Ave Unit: A&B Hawthorne, CA 90250	BLDR-2023-0821	ADU	O	0			0	1	10/1/2025	1	NONE	No	N			
	4045033026	4055 W 141st St Unit: A&B Hawthorne, CA 90250	BLDR-2023-0624	ADU	O	0			0	2	11/18/2025	2	SB 9 (2021) - Residential Lot Split	No	N			
	4045033026	4055 W 141st St Unit: C Hawthorne, CA 90250	BLDR-2024-1310	SFD	O	0			0	1	11/18/2025	1	SB 9 (2021) - Residential Lot Split	No	N			

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	445	-	-	-	-	-	-	-	-	-	-	-	445
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	204	1	-	-	-	-	-	-	-	-	-	1	203
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	249	-	-	-	-	-	-	-	-	-	-	-	249
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		836	13	6	26	-	66	104	-	-	-	-	215	621
Total RHNA		1,734												
Total Units			14	6	26	-	66	104	-	-	-	-	216	1,518

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1: Adequate Housing Sites	Apply identified changes to the City's land use policies and zoning standards to fully accommodate the 2021-2029 RHNA. Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the planning period. Receive and process development applications for residential projects. Amend the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and(iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	10/15/2023	6th Cycle	Complete	We have amended the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and (iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	Other	2	2 news ordinances were recently adopted. Ordinance 2240 and Ordiance 2241 = https://ecode360.com/42647075#42647075
Program 2: Monitor Residential Capacity (No Net Loss)	Maintain adequate capacity to accommodate the City's RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.	Ongoing	6th Cycle	Continuous	In 2025, Hawthorne continued to ensure no net loss of capacity on development sites with ongoing monitoring procedures.	Units		No unit loss thus far.
Program 3: Public Property Conversion to Housing	Collaborate with the development community on an annual basis, including affordable housing developers, to evaluate the viability of developing city-owned land as affordable housing.	Annually	6th Cycle	Continuous	In 2025, the City continued to work with nonprofits and public agencies to determine which sites are feasible for residential development. City is currently working with Abode Communities to build 93 affordable rental units. Estimated completion 2029	Units	93	Executed development agreement - January 2026 = https://www.cityofhawthorne.org/departments/community-services/hawthorne-community-television/meeting-videos
Program 4: Replacement of Units on Sites	For all project applications, identify need for replacement of housing units and ensure replacement, if required, occurs.	Ongoing	6th Cycle	Continuous	Ongoing monitoring. No unit loss thus far.	Units		No unit loss thus far.
Program 5: Facilitate Affordable and Special Needs Housing Construction	Monitor the City's existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Hawthorne. Monitor the City's options for special needs housing and likewise support special needs housing developers.	Annually	6th Cycle	Continuous	In 2025, the City remained committed to facilitating construction by taking the following actions: •Collaborating with affordable housing and special needs housing developers. •On a case-by-case basis, implement regulatory concessions and incentives. •Assist developers with obtaining Low-Income Housing Tax Credits to fund the new ffordable housing developments. •Collaborate with housing developers to support large families. •The City is also working with Abode Communities to build 93 affordbale rental units. Estimated completion 2029	Units	93	The Affordable Housing RFP is no longer on website. Please contact the Planning Department for a copy of the RFP.
Program 6: Mixed-Use Development	Support the development of mixed-use projects along transit corridors.	Ongoing	6th Cycle	Continuous	In 2025, the City continued to encourage mixed-use developments by providing technical assistance, pursuing strategic partnerships, monitoring development interests and inquiries. The City has initiated an update of the General Plan, with completion expected in 2028.The City also updated objective designed statndards in ordinace 2242.	Other	1	Ordinace 2242. = https://ecode360.com/42647075#42647075 General Plan Website = https://www.cityofhawthorne.org/departments/planning/general-plan-update
Program 7: Accessory Dwelling Units (ADUs)	Maintain an ADU ordinance consistent with State law. Support the development of accessory dwelling units in neighborhoods throughout the City.	Ongoing	6th Cycle	Continuous	Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level (2022); identify and evaluate potential incentives to encourage production of affordable ADUs (2022-2023); present findings to the City's Planning Commission and/or City Council (2023); prepare and distribute ADU factsheet (2022); implementation and annual monitoring and reporting throughout the planning period via the Housing Element Annual Progress Report (continuous). The revised ADU ordinance is anticipated by June 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = https://ecode360.com/42647075#42647075
Program 8: Density Bonus Implementation	Continue to implement density bonuses consistent with State law. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.	Annual monitoring of relevant legislation; annual outreach to the development community; ongoing implementation	6th Cycle	Continuous	Annual monitoring of relevant legislation; annual outreach to the development community. We are currently revising an ordinance, which is anticipated to be completed by April 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = https://ecode360.com/42647075#42647075
Program 9: Multi-Family Acquisition and Rehabilitation	Acquire and rehabilitate two rental units annually, targeting for occupancy by extremely low and very low-income households. Support applications by CHDOs for additional state and federal funding to pursue the acquisition and rehabilitation of larger multifamily rental housing.	Ongoing	6th Cycle	Continuous	Using HOME funding the City continued working with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.	Other		Nothing to report at this time.

Program 10: California Accessibility Standards Compliance Program	Assure housing units accommodate residents with disabilities.	Ongoing implementation; updates to the City's website were completed by February 15,2022	6th Cycle	Continuous	Ongoing implementation; In 2025, the City continued to ensure that new and rehabilitated developments adhere to the State of California accessibility standards by providing technical assistance and readily available resources to developers. The City also assures housing units accommodate all residents every time the city reviews the building plans.	Other	1	We assure housing units accommodate all residents every time the city reviews the building plans.
Program 11: Lot Consolidation	Establish an administrative lot consolidation procedure by April 2023; develop incentives for lot consolidation by April 2023; distribute a lot consolidation incentives factsheet to the development community by October 2023; and provide incentives as projects are submitted.	Identification of incentives by April 2023 and distribution to development community by October 2023; ongoing implementation and education as part of biennial outreach to developers.	6th Cycle	In process	Delayed, we are currently in the middle of updating our General Plan Update	Other		Nothing to report at this time.
Program 12: Rental Assistance	The objective is to place a special emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. In 2025, the City continued to promote this program to its residents most in financial need.	Other	1	https://www.cityofhawthorne.org/departments/housing
Program 13: Preservation of Existing Affordable Units	Work with property owners, interest groups, and the state and federal governments to preserve the City's affordable housing stock.	Ongoing	6th Cycle	Continuous	Ongoing implementation, annual monitoring, and reporting throughout the planning period. Currently, there are no affordable housing units at risk at this time. We remain in compliance and are aware that within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (https://www.hcd.ca.gov/policy-research/preserving-existingaffordable-housing.shtml), and educate tenants of their rights.	Other	1	No afforable housing units are at risk at this time.
Program 14: Housing for Extremely Low-Income Households	The City will encourage the development of housing for extremely lowincome households through a variety of activities, such as conducting outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The City will also educate the development community on the need for larger units suitable for larger ELI households.	Ongoing	6th Cycle	Continuous	Ongoing; In 2025, the City continues to encourage development by doing the following: •Conducting outreach to housing developers. •Providing financial and technical assistance on a case-by-case basis. •Identifying grant and funding opportunities. •Applying for or supporting funding applications. •Reviewing and prioritizing local funding. •Offering additional incentives outside of the density bonus.	Units		Nothing to report at this time.
Program 15: Single-Family Residential Rehabilitation Program	The Residential Rehabilitation Program will assist approximately 10 housing units annually for a total of 80 households. Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center. Identify and secure additional funding sources annually.	Ongoing	6th Cycle	Continuous	There are 9 projects that are currently going through the single family rehabilitation program process.	Households	9	Ongoing status updates can be found by contacting the Housing Department. = https://www.cityofhawthorne.org/departments/housing/housing-rehabilitation-program
Program 16: Code Enforcement	Continue to enforce applicable sections of the Hawthorne Municipal Code, including property maintenance standards and the California Building Code. Identify and prioritize target areas.	Ongoing enforcement; identify and prioritize target areas (2021-2022)	6th Cycle	Continuous	Continue enforcing the Hawthorne Municipal Code to ensure building safety and property maintenance. 1,362 code enforcement cases were opened in 2025.	Other	1,362	Code enforcement dashbaord = https://www.cityofhawthorne.org/departments/planning
Program 17: Energy Conservation and Energy Efficiency Opportunities	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower income residents.	Ongoing	6th Cycle	Continuous	The City will implement energy-efficient measures for new development construction. The City has also begun updating its General Plan, which includes the Conservation Element. Estimated completion 2028.	Meetings	3	The City holds an average of 3 meetings a month to update the general plan. These meetings consist of public and internal meetings. General Plan Website = https://www.cityofhawthorne.org/departments/planning/general-plan-update
Program 18: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor state and federal legislation as well as City development processes and zoning regulations to identify and remove constraints to housing.	Ongoing	6th Cycle	Continuous	We are constantly reviewing our City Zoning Code on a monthly basis to ensure it is consisntent with State and Federal Legisaltion. Monitoring state and federal legislation happens on an ongoing basis.	Other	12	We monitor monthly (12 months). We recently adopted Parking ordiance 2260 = https://ecode360.com/42647075#42647075
Program 19: Zoning Code Amendments – Housing Constraints	Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.	Zoning Code Amendments adopted by December 2022. Ongoing monitoring.	6th Cycle	In process	We are constantly reviewing our City Zoning to ensure it is consisntent with State Law. Our next ordiance will be updated April 2026.	Other	12	We monitor monthly (12 months). City Zoning Website = https://www.cityofhawthorne.org/departments/planning/zoning
Program 20: Mitigation of Nongovernmental Constraints	Promote the use of the preapplication process for all applicants, with the goal of working with 85% of applications.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. The City has implemented the "Decision Engine" feature to our online permit portal. This feature has applicants go through a seqeunce of questions to suggest the correct permit application for their type of project. This reduces the permit processing time since applicants submit the correct permit application during their first submittal.	Other	1	The Decision Engine Feature is located in our Permit Portal = https://hawthorneca-energovweb.tylerhost.net/apps/SelfService#/home

Program 21: Fair Housing Services	Support fair housing services provider and efforts to minimize discriminatory housing practices.	Annually	6th Cycle	Continuous	Adequate funding remains available through the CDBG grant that supports fair housing service providers and efforts to minimize discriminatory housing practices. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and the Consolidated Annual Performance and Evaluation Report (CAPER). In partnership with the Housing Rights Center, the City continued to provide fair housing services such as landlord/tenant counseling, mediation, and bilingual housing education to minimize discriminatory housing practices.	Other	1	https://www.cityofhawthorne.org/departments/housing
Program 22: Affirmatively Furthering Fair Housing Outreach and Coordination Program	Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.	Ongoing/Annually	6th Cycle	Continuous	The City is required to provide Fair Housing services year round. CDBG funding is used to pay the Fair Housing Foundation (FHF) to provide Fair Housing Services to Hawthorne. In 2025, we continued to host Walk-in Clinic's and In-Person Fair Housing Workshops for the community throughout the year. The FHF also host multiple virtual FH Workshops biweekly as well. Staff refers residents to the FHF and the information is listed on Housing's Landlord/Tenant Resources web page. Ongoing outreach and coordination, annual review of fair housing educational information to ensure that the most recent information provided by the City's fair housing services provider is being disseminated; annual presentations and media outreach.	Meetings	104	Resources on City Website = https://www.cityofhawthorne.org/departments/housing Virtual Fair Housing Workshops happen twice a week (about 104 meetings a year) = https://fhfca.org/virtual-fair-housing-workshops/
Program 23: Economic Displacement Risk Analysis	Understand the potential for market-force economic displacement and consider programs to address the issue, if necessary.	Ongoing	6th Cycle	Continuous	Conduct analysis by December 31, 2023 and establish resulting programs (if any) by December 31, 2024. With the results, the City is working to take necessary action and implement programs to diminish the economic displacement. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).	Other	1	Housing Element Annual Porgress Reports

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (2 to 4,5+)	**Tenure R=Renter**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Moderate Income Units Converted from Above Moderate**	**Date Converted**	**Notes**
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
4051-030-902	None	Vacant	0	Exempt Surplus Land	0.92439	

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Hawthorne		**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L

Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 300,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation, Management and Meetings Phase One	$1,290.00	$1,290.00	Completed	None	The City has issued an RFP to hire an independent consultant to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The RFP was issued on August 8, 2020, and on December 15, 2020, the City awarded a contract to De Novo Planning Group (De Novo) to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The Kick-Off Meeting was held on December 30, 2020.
Data Gathering and Analysis for Safety Element	$9,180.00	$9,180.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the targeted updates to the Safety Element
Data Gathering and Analysis for EJ Element	$8,850.00	$8,850.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the Environmental Justice Element.
Preparing Drafts of Safety and EJ Elements	$15,105.00	$15,105.00	Completed	None	The Consultant has prepared drafts of the Environmental Justice Element and targeted updates to the Safety Element. The Environmental Justice and targeted Safety update was approved by the City Council on March 8, 2022.

Community Engagement	$7,735.00	$7,735.00	Completed	None	The Consultant developed and has completed community engagement services. The consultant provided public outreach to community residents and businesses in community workshops, focus group meetings, and one-on- one interviews. The consultant utilized on-line surveys, news articles, city website, and social media to disseminate public information. Public information materials were printed in English and Spanish, and workshops offered bi-lingual interpretation services.
Housing Element	$0.00	$0.00	Completed	None	Although the Housing Element is not a part of the LEAP funded activities, the City is including the Housing Element in this timeline to provide context to the overall project. LEAP funds are not budgeted towards the completion of the Housing Element as indicated in the grant Project Timeline and Budget.
CEQA Compliance, IS/ND	$4,625.00	$4,625.00	Completed	None	The consultant has prepared a Negative Declaration for the Housing Element, Environmental Justice Element, and targeted updates to the Safety Element. The Notice of Intent was filed with the County Clerk on December 6, 2021 and the Negative Declaration was approved by the City on March 8, 2022. The majority of the environmental assessment is paid from SB-2 funds due to related analysis to the Housing Element versus the Environmental Justice and targeted updates to the Safety Element. The SB-2 grant provided $15,820 towards the Negative Declaration costs. The City is requesting, in this line-item, $4,625 from the LEAP grant for Phase One CEQA expenses as shown in the city's amended Project Description and Budget that was approved by HCD on December 30, 2021.
Adopt Housing Element	$0.00	$0.00	Completed	None	LEAP grant funds were not used towards any portion of the drafting the Housing Element.
Adopt Safety and EJ Elements	$2,320.00	$2,320.00	Completed	None	The targeted Safety Element update and the Environmental Justice Element were adopted by the City on March 8, 2022.
Project Management for Phases One and Two	40,000.00	40,000.00	Completed	None	This task has been successfully completed. On August 2, 2024, HCD acknowledged receipt of the City's Final Report and Final RFR for payment.

Project Initiation, Management and Meetings Phase Two	$1,000.00	$1,000.00	Completed	None	This task has been successfully completed. The consultant maintained effective communication throughout the completion of the Project.
Data Gathering and Analysis for Code Amendments	$15,000.00	$15,000.00	Completed	None	This task has been successfully completed.
Community Engagement	$35,000.00	$35,000.00	Completed	None	This task has been successfully completed. The City maintained its community engagement throughout the preparation of the studies, proposed policies and draft documents. As a result, there were no community objections raised during the adoption of the code amendments.
Preparing Drafts of Code Amendments	$51,583.00	$51,583.00	Completed	None	This task has been completed.
CEQA Compliance	$106,312.00	$106,312.00	Completed	None	This task has been completed.
Adopt Code Amendments	$2,000.00	$2,000.00	Completed	None	This task has been completed. There was no con

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104

Total Units		**104**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		60
Total Units		**60**

Please Start Here

General Information	
Jurisidiction Name	Hawthorne
Reporting Calendar Year	2025
Contact Information	
First Name	Gregg
Last Name	McClain
Title	Planning Director
Email	gmcclain@cityofhawthorne.org
Phone	3103492974
Mailing Address	
Street Address	4455 W 126TH STREET
City	HAWTHORNE
Zipcode	90250

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_01_26_26

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104
Total Units		**104**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	6	7
2 to 4 units per structure	0	4	0
5+ units per structure	0	18	0
Accessory Dwelling Unit	0	76	53
Mobile/Manufactured Home	0	0	0
Total	**0**	**104**	**60**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	0	0
Not Indicated as Infill	75	104

Housing Applications Summary	
Total Housing Applications Submitted	92
Number of Proposed Units in All Applications Received:	136
Total Housing Units Approved:	136
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approvec	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	10	13
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	92	136
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	23
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table I ?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	136	136	136	0						
	4052029051	14110 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1543	ADU	R	1/6/2025											15	15	15		NONE	No	No	No	Pending	Ministerial	
	4052028021	13900 Cerise Ave Hawthorne, CA 90250		BLDR-2025-1542	ADU	O	1/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048011032	3834 W 119th Pl Hawthorne, CA 90250		BLDR-2025-1555	ADU	O	1/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071005019	14723 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1572	ADU	O	1/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4046012010	12301 Menlo Ave Hawthorne, CA 90250		BLDR-2025-1583	ADU	O	2/5/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141011026	4922 W 118th Pl Hawthorne, CA 90250		BLDR-2025-1587	ADU	O	2/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071002020	3647 W 145th St Hawthorne, CA 90250		BLDR-2025-1606	ADU	O	2/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4037020021	11305 S Burin Ave Hawthorne, CA 90304		BLDR-2025-1624	ADU	O	3/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051020007	14000 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1631	ADU	R	3/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4042010005	4659 W 133rd St Hawthorne, CA 90250		BLDR-2025-1632	ADU	O	3/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042027021	4525 W 131st St Hawthorne, CA 90250		BLDR-2025-1649	ADU	O	3/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Unit: A Hawthorne, CA 90250		BLDR-2025-1648	ADU	R	3/28/2025											3	3	3		NONE	No	No	No	Approved	Ministerial	
	4043032027	4478 W 142nd St Hawthorne, CA 90250		BLDR-2025-1651	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048012003	3942 W 119th St Hawthorne, CA 90250		BLDR-2025-1652	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4042023023	4538 W 132nd St Hawthorne, CA 90250		BLDR-2025-1656	ADU	O	4/3/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045012020	13909 Jefferson Ave Hawthorne, CA 90250		BLDR-2025-1658	ADU	O	4/4/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4050014013	13120 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1672	ADU	O	4/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1683	ADU	R	4/18/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1684	ADU	R	4/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051018005	14109 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1690	ADU	R	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

	4056007006	11520 Spinning Ave Hawthorne, CA 90250		BLDR-2025-1692	ADU	O	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051018005	14109 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1689	ADU	R	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045012020	13909 Jefferson Ave Hawthorne, CA 90250		BLDR-2025-1696	ADU	O	4/23/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4145037005	5421 W 142nd Pl Hawthorne, CA 90250		BLDR-2025-1695	ADU	R	4/23/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045033031	4085 W 141st St Hawthorne, CA 90250		BLDR-2025-1698	ADU	R	4/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4045033031	4085 W 141st St Hawthorne, CA 90250		BLDR-2025-1697	ADU	R	4/24/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4047027004	11928 Cedar Ave Hawthorne, CA 90250		BLDR-2025-1706	SFD	R	4/29/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4047027004	11928 Cedar Ave Hawthorne, CA 90250		BLDR-2025-1706	ADU	R	4/29/2025											2	2	2		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4046012007	12327 Menlo Ave Hawthorne, CA 90250		BLDR-2025-1713	ADU	O	5/5/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047014013	4250 W 116th St Hawthorne, CA 90250		BLDR-2025-1740	ADU	O	5/20/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4072014018	3918 W 148th St Hawthorne, CA 90250		BLDR-2025-1744	ADU	R	5/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4142018032	4831 W 122nd St Hawthorne, CA 90250		BLDR-2025-1757	ADU	O	5/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4050008029	13114 Cordary Ave Hawthorne, CA 90250		BLDR-2025-1776	ADU	O	6/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141011021	4946 W 118th Pl Hawthorne, CA 90250		BLDR-2025-1777	ADU	O	6/8/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4041011029	12503 Grevillea Ave Hawthorne, CA 90250		BLDR-2025-1782	ADU	R	6/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041005015	12023 Manor Dr Hawthorne, CA 90250		BLDR-2025-1784	ADU	R	6/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071008035	3302 W 147th St Hawthorne, CA 90250		BLDR-2025-1817	ADU	O	6/26/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4050015001	3600 W 132nd St Hawthorne, CA 90250		BLDR-2025-1838	ADU	O	7/8/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4077002006	4231 W 142nd St Hawthorne, CA 90250		BLDR-2025-1840	ADU	R	7/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141018019	11525 S Inglewood Ave Hawthorne, CA 90250		BLDR-2025-1844	ADU	O	7/14/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4077006012	4036 W 142nd St Hawthorne, CA 90250		BLDR-2025-1848	ADU	R	7/16/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4141009020	4943 W 120th St Hawthorne, CA 90250		BLDR-2025-1849	ADU	R	7/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4072021001	15023 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1854	SFD	O	7/17/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4145035005	5538 W 142nd Pl Hawthorne, CA 90250		BLDR-2025-1855	ADU	O	7/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141013007	4828 W 117th St Hawthorne, CA 90250		BLDR-2025-1857	ADU	O	7/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045022027	4231 W 129th St Hawthorne, CA 90250		BLDR-2025-1860	ADU	O	7/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4043010007	4626 W 137th Pl Hawthorne, CA 90250		BLDR-2025-1861	ADU	O	7/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4046030010	12635 Cedar Ave Unit: B Hawthorne, CA 90250		BLDR-2025-1863	ADU	O	7/25/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4052020003	3144 W 139th St Hawthorne, CA 90250		BLDR-2025-1865	ADU	R	7/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

	4046007002	12134 Oxford Ave Hawthorne, CA 90250		BLDR-2025-1871	ADU	R	7/29/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial	
	4043006002	4594 W 137th St Hawthorne, CA 90250		BLDR-2025-1877	ADU	O	8/1/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042017012	4533 W 136th St Hawthorne, CA 90250		BLDR-2025-1880	ADU	O	8/4/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041006012	12035 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1886	ADU	O	8/11/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4052033014	3218 Galli St Hawthorne, CA 90250		BLDR-2025-1892	ADU	O	8/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4141009007	4843 W 120th St Hawthorne, CA 90250		BLDR-2025-1900	ADU	O	8/16/2025											2	2	2		NONE	No	No	No	Pending	Ministerial	
	4042010012	13233 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1899	ADU	O	8/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4043011018	4507 W 138th St Unit: C Hawthorne, CA 90250		BLDR-2025-1902	ADU	R	8/18/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4042031010	12821 Cyan Court W EL SEGUNDO Unit 52, 53, 54, 55, 56 Unit: Bldg. #10 Hawthorne, CA 90250		BLDR-2025-1912	5+	O	8/21/2025											5	5	5		NONE	No	No	No	Approved	Ministerial	
	4042031010	12820 Cyan Court W EL SEGUNDO Unit 48, 49, 50, 51 Unit: Bldg. #9 Hawthorne, CA 90250		BLDR-2025-1911	2 to 4	O	8/21/2025											4	4	4		NONE	No	No	No	Approved	Ministerial	
	4047030014	11941 Acacia Ave Hawthorne, CA 90250		BLDR-2025-1916	ADU	R	8/25/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048013046	3947 W 119th St Hawthorne, CA 90250		BLDR-2025-1927	ADU	R	9/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045015012	4138 W 136th St Hawthorne, CA 90250		BLDR-2025-1935	SFD	O	9/11/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4041013010	12723 Grevillea Ave Unit: Bldg. #5 Hawthorne, CA 90250		BLDR-2025-1940	5+	O	9/12/2025											7	7	7		NONE	No	No	No	Approved	Ministerial	
	4041013010	12723 Grevillea Ave Unit: Bldg. #4 Hawthorne, CA 90250		BLDR-2025-1937	5+	O	9/12/2025											6	6	6		NONE	No	No	No	Approved	Ministerial	
	4141018007	4836 W 115th St Hawthorne, CA 90250		BLDR-2025-1947	ADU	R	9/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Hawthorne, CA 90250		BLDR-2025-1951	ADU	R	9/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Unit: B Hawthorne, CA 90250		BLDR-2025-1952	ADU	R	9/22/2025											1	1	1		NONE	No	No	No	Approved	Ministerial	
	4041005023	12118 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1955	ADU	O	9/25/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4049004053	12527 Cranbrook Ave Unit: C Hawthorne, CA 90250		BLDR-2025-1964	ADU	R	9/30/2025											3	3	3		NONE	No	No	No	Approved	Ministerial	
	4145008025	13239 CLYDE PARK HAWTHORNE, CA 90250		BLDR-2025-1966	ADU	O	10/1/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4046013029	12320 Cedar Ave Hawthorne, CA 90250		BLDR-2025-1967	ADU	O	10/1/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4048002025	3753 119TH HAWTHORNE, CA 90250		BLDR-2025-1969	ADU	O	10/2/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041004030	12250 RAMONA HAWTHORNE, CA 90250		BLDR-2025-1977	ADU	O	10/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4044004014	11636 GALE HAWTHORNE, CA 90250		BLDR-2025-1985	ADU	O	10/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

	4045013016	13839 JEFFERSON Unit: A HAWTHORNE, CA 90250		BLDR-2025-1991	ADU	R	10/17/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045013007	4231 139TH HAWTHORNE, CA 90250		BLDR-2025-1992	ADU	R	10/18/2025											2	2	2		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4045013007	4231 139TH HAWTHORNE, CA 90250		BLDR-2025-1992	SFD	R	10/18/2025											1	1	1		SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial	
	4045031027	4039 138TH HAWTHORNE, CA 90250		BLDR-2025-2017	ADU	R	11/3/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047019008	11840 BIRCH HAWTHORNE, CA 90250		BLDR-2025-2032	ADU	O	11/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047006004	11432 MENLO HAWTHORNE, CA 90250		BLDR-2025-2038	ADU	R	11/17/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4037019021	11156 S Grevillea Ave Hawthorne, CA 90304		BLDR-2025-2039	ADU	O	11/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4147026024	4930 142ND HAWTHORNE, CA 90250		BLDR-2025-2045	ADU	O	11/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4047023040	11976 OXFORD HAWTHORNE, CA 90250		BLDR-2025-2076	ADU	O	12/9/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041009023	12542 EUCALYPTUS HAWTHORNE, CA 90250		BLDR-2025-2078	ADU	R	12/11/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4041012008	12704 RAMONA HAWTHORNE, CA 90250		BLDR-2025-2081	ADU	O	12/15/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4051008006	3826 135TH HAWTHORNE, CA 90250		BLDR-2025-2085	ADU	R	12/16/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4045015001	4258 W 136TH HAWTHORNE, CA 90250		BLDR-2025-2088	ADU	O	12/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4043001006	4752 W 136TH HAWTHORNE, CA 90250		BLDR-2025-2090	SFD	R	12/19/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4046011008	12319 OXFORD HAWTHORNE, CA 90250		BLDR-2025-2092	ADU	O	12/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4071002042	3647 W 146TH HAWTHORNE, CA 90250		BLDR-2025-2094	ADU	R	12/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042008034	4688 W 131ST HAWTHORNE, CA 90250		BLDR-2025-2098	ADU	O	12/30/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	
	4042019002	4595 W 135TH HAWTHORNE, CA 90250		BLDR-2025-2099	ADU	O	12/31/2025											1	1	1		NONE	No	No	No	Pending	Ministerial	

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement											Affordability by Household Incomes - Building Permits											Affordability by Household Incomes - Certificates of Occupancy											Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
					2	3											5	6										8	9										11	12	13	14	15	16	17	18	19	20			21	22	23	24	25	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2-4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as a Historical Government Code Section 65852(e)(2)(N) and reported on Table L?	Infill Units? "YIN"	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 10000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (YIN)	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	106	104	0	0	0	0	0	0	0	0	0	60	60													
	4052007067	13763 Lemoli Ave Unit G Hawthorne, CA 90250		6LDR-2024-1172	ADU	R																						1	10/8/2024	1											1	NONE	No	N												
	4052007047	13763 Lemoli Ave Unit F & G Hawthorne, CA 90250		6LDR-2024-1173	ADU	R																						1	10/8/2024	1											1	NONE	No	N												
	4052007027	13763 Lemoli Ave Unit H Hawthorne, CA 90250		6LDR-2024-1172	ADU	R																						1	10/8/2024	1											1	NONE	No	N												
	4049007501	4166 W 134th St Hawthorne, CA 90250		6LDR-2023-0862	SFD	O																						1	1/13/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049007501	4160 W 134th St Hawthorne, CA 90250		6LDR-2023-0862	ADU	O																						2	1/13/2025	2											2	SB 9 (2021) - Residential Lot Split	No	N												
	4047014600	13627 Hawthorne Blvd Hawthorne, CA 90250		6LDR-2024-1008	ADU	O																						1	1/13/2025	1											1	NONE	No	N												
	4037014604	11705 S Burin Ave Hawthorne, CA 90250		6LDR-2023-0767	ADU	R																						1	1/15/2025	1											1	NONE	No	N												
	4037029002	4650 W Imperial Hwy Hawthorne, CA 90250		6LDR-2024-1262	ADU	R																						1	1/13/2025	1											1	NONE	No	N												
	4043030024	4572 W 142nd St Hawthorne, CA 90250		6LDR-2024-1159	ADU	O																						1	2/4/2025	1											1	NONE	No	N												
	4049030013	4218 W 129th St Hawthorne, CA 90250		6LDR-2024-1114	ADU	R																						1	2/5/2025	1											1	NONE	No	N												
	4048020050	13763 W Broadway Unit A Hawthorne, CA 90250		6LDR-2024-1361	ADU	O																						1	2/13/2025	1											1	NONE	No	N												
	4049030060	4564 W 134th Street Unit D Hawthorne, CA 90250		6LDR-2024-1113	ADU	R																						1	2/18/2025	1											1	NONE	No	N												
	4049030060	4568 W 137th St Unit B Hawthorne, CA 90250		6LDR-2024-1027	ADU	O																						1	2/24/2025	1											1	NONE	No	N												
	4043029003	4575 W 142nd St Hawthorne, CA 90250		6LDR-2024-1468	ADU	O																						1	2/27/2025	1											1	NONE	No	N												
	4049029001	13963 Kornblum Ave Hawthorne, CA 90250		6LDR-2023-0867	ADU	R																						2	3/17/2025	2											2	NONE	No	N												
	4047027004	13763 Freeman Ave Hawthorne, CA 90250		6LDR-2022-0252	ADU	O																						1	3/28/2025	1											1	NONE	No	N												
	4043029004	4553 W. 137th ST Unit 3 & F Hawthorne, CA 90250		6LDR-2024-1219	ADU	R																						1	4/8/2025	1											1	NONE	No	N												
	4049019030	4548 W 138th St Hawthorne, CA 90250		6LDR-2024-1628	ADU	R																						1	4/10/2025	1											1	NONE	No	N												
	4043030053	4690 W 142nd St Hawthorne, CA 90250		6LDR-2023-0703	ADU	O																						1	4/17/2025	1											1	NONE	No	N												
	4049021701	4144 W 134th St Hawthorne, CA 90250		6LDR-2024-1274	SFD	O																						1	4/22/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049021701	4140 W 134th St Hawthorne, CA 90250		6LDR-2024-1273	ADU	O																						2	4/22/2025	2											2	SB 9 (2021) - Residential Lot Split	No	N												
	4049029047	4328 W 138th St Hawthorne, CA 90250		6LDR-2024-1646	ADU	O																						1	4/22/2025	1											1	NONE	No	N												
	4049029028	4555 W 137th St Unit F Hawthorne, CA 90250		6LDR-2024-1454	ADU	R																						1	4/29/2025	1											1	NONE	No	N												
	4077002005	4615 W 134th St Hawthorne, CA 90250		6LDR-2026-1262	ADU	O																						1	4/29/2025	1											1	NONE	No	N												
	4048019020	4611 W 134th St Hawthorne, CA 90250		6LDR-2024-1307	ADU	O																						1	5/1/2025	1											1	NONE	No	N												
	4043029240	4570 W 139th St Hawthorne, CA 90250		6LDR-2023-0715	ADU	O																						1	5/6/2025	1											1	NONE	No	N												
	4043030018	4661 W 139th St Hawthorne, CA 90250		6LDR-2024-1020	ADU	O																						1	5/12/2025	1											1	NONE	No	N												
	4047029001	11961 Freeman Ave Hawthorne, CA 90250		6LDR-2024-1301	SFD	R																						1	5/14/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4041049024	12451 Yukon Ave Hawthorne, CA 90250		6LDR-2024-1502	SFD	O																						1	5/14/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049013022	4539 W 138th St Hawthorne, CA 90250		6LDR-2024-1478	ADU	O																						1	5/16/2025	1											1	NONE	No	N												
	4043029006	4576 W 139th St Unit F Hawthorne, CA 90250		6LDR-2024-0979	ADU	R																						1	5/22/2025	1											1	NONE	No	N												
	4043029030	4564 W 139rd St Hawthorne, CA 90250		6LDR-2024-1206	ADU	O																						1	6/2/2025	1											1	NONE	No	N												
	4077005019	12703 Yukon Ave Hawthorne, CA 90250		6LDR-2025-1072	ADU	O																						1	6/4/2025	1											1	NONE	No	N												
	4049029061	4548 W 137th St Unit A & D Hawthorne, CA 90250		6LDR-2024-1320	ADU	R																						1	6/9/2025	1											1	NONE	No	N												
	4049029062	4554 W Imperial Hwy Unit C Hawthorne, CA 90250		6LDR-2024-1038	ADU	O																						1	6/16/2025	1											1	NONE	No	N												
	4077007003	4554 W 137th St Unit C & D Hawthorne, CA 90250		6LDR-2023-0598	ADU	O																						2	6/16/2025	2											2	NONE	No	N												
	4049029032	4554 W Alabama Ave Hawthorne, CA 90250		6LDR-2026-1323	ADU	R																						1	6/17/2025	1											1	NONE	No	N												
	4049030013	4566 W 141st St Hawthorne, CA 90250		6LDR-2024-1432	SFD	R																						1	6/20/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4049030057	4566 W 141st St Hawthorne, CA 90250		6LDR-2024-1432	ADU	R																						2	6/20/2025	2											2	SB 9 (2021) - Residential Lot Split	No	N												
	4047029003	11962 Merlo Ave Hawthorne, CA 90250		6LDR-2024-1026	ADU	O																						1	6/23/2025	1											1	SB 9 (2021) - Residential Lot Split	No	N												
	4077005003	4564 W 137th St Hawthorne, CA 90250		6LDR-2024-1262	ADU	O																						1	6/24/2025	1											1	NONE	No	N												
	4049029003	4554 W Alabama Ave Hawthorne, CA 90250		6LDR-2023-0960	ADU	R																						1	6/26/2025	1											1	NONE	No	N												
	4049030031	4566 W 141st St Hawthorne, CA 90250		6LDR-2025-1668	ADU	R																						1	7/8/2025	1											1	NONE	No	N												
	4049030019	4566 W 141st St Hawthorne, CA 90250		6LDR-2025-1667	ADU	R																						1	7/8/2025	1											1	NONE	No	N												
	4049031001	13947 Oxford Ave Unit F Hawthorne, CA 90250		6LDR-2024-1408	ADU	R																						2	7/8/2025	2											2	NONE	No	N												
	4049030011	13947 Oxford Ave Unit G Hawthorne, CA 90250		6LDR-2025-1652	ADU	R																						2	7/8/2025	2											2	NONE	No	N												
	4043029026	4556 W 137th St Unit 3 Hawthorne, CA 90250		6LDR-2024-1295	ADU	R																						1	7/8/2025	1											1	NONE	No	N												
	4041049024	12703 Manor Dr Hawthorne, CA 90250		6LDR-2023-0370	ADU	O																						1	7/9/2025	1											1	NONE	No	N												
	4043029029	4548 W 137th St Unit E Hawthorne, CA 90250		6LDR-2024-1249	ADU	R																						1	7/9/2025	1											1	NONE	No	N												
	4049029051	13707 Oxford Ave Hawthorne, CA 90250		6LDR-2025-1653	ADU	R																						1	7/14/2025	1											1	NONE	No	N												
	4051019010	11705 Yukon Ave Hawthorne, CA 90250		6LDR-2024-1303	ADU	R																						1	7/16/2025	1											1	NONE	No	N												
	4050019070	4552 W 133rd St Hawthorne, CA 90250		6LDR-2024-1418	ADU	R																						1	7/29/2025	1											1	NONE	No	N												
	4049027004	4539 W 138th St Hawthorne, CA 90250		6LDR-2025-1667	ADU	R																						1	7/30/2025	1											1	NONE	No	N												
	4049027004	4539 W 138th St Hawthorne, CA 90250		6LDR-2026-0987	ADU	R																						1	7/30/2025	1											1	NONE	No	N												
	4047029100	13963 Oxford Ave Hawthorne, CA 90250		6LDR-2026-0987	ADU	O																						1	8/1/2025	1											1	12/16/2025	NONE	No	N												
	4041029062	12436 Truxo Ave Hawthorne, CA 90250		6LDR-2026-1308	ADU	O																						1	8/8/2025	1											1	NONE	No	N												
	4043030021	4527 W 138th St Hawthorne, CA 90250		6LDR-2025-1662	ADU	R																						1	8/19/2025	1											1	NONE	No	N												
																																								9/29/2025																	

Jurisdiction	Hawthorne																		
Reporting Year	2025	(Jan. 1 - Dec. 31)																	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029																	

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	4037024012	11304 S Firmona Ave Hawthorne, CA 90304		BLDR-2024-1314	ADU	R	0	1	8/27/2025	1			0	NONE	No	N			
	4047014008	11702 Birch Ave Hawthorne, CA 90250		BLDR-2023-0484	ADU	O	0	1	9/4/2025	1			0	NONE	No	N			
	4042031010	12820 Cyan Court W EL SEGUNDO Unit 48, 49, 50, 51 Unit: Bldg. #9 Hawthorne, CA 90250		BLDR-2025-1911	2 to 4	O	0	4	9/4/2025	4			0	NONE	No	N			
	4042031010	12821 Cyan Court W EL SEGUNDO Unit 52, 53, 54, 55, 56 Unit: Bldg. #10 Hawthorne, CA 90250		BLDR-2025-1912	5+	O	0	5	9/9/2025	5			0	NONE	No	N			
	4041013010	12723 Grevillea Ave Unit: Bldg. #4 Hawthorne, CA 90250		BLDR-2025-1937	5+	O	0	6	9/17/2025	6			0	NONE	No	N			
	4041013010	12723 Grevillea Ave Unit: Bldg. #5 Hawthorne, CA 90250		BLDR-2025-1940	5+	O	0	7	9/17/2025	7			0	NONE	No	N			
	4049004053	12527 Cranbrook Ave Unit: A Hawthorne, CA 90250		BLDR-2025-1648	ADU	R	0	3	9/22/2025	3			0	NONE	No	N			
	4048012003	3942 W 119th St Hawthorne, CA 90250		BLDR-2025-1652	ADU	O	0	1	9/23/2025	1			0	NONE	No	N			
	4045019005	4218 W 132nd St Hawthorne, CA 90250		BLDR-2024-0981	ADU	O	0	1	9/24/2025	1			0	NONE	No	N			
	4043001020	4757 W 137th St Hawthorne, CA 90250		BLDR-2024-1209	ADU	O	0	1	10/7/2025	1			0	NONE	No	N			
	4051025009	13913 Doty Ave Hawthorne, CA 90250		BLDR-2024-1459	ADU	R	0	1	10/7/2025	1			0	NONE	No	N			
	4049004053	12527 Cranbrook Ave Unit: C Hawthorne, CA 90250		BLDR-2025-1964	ADU	R	0	3	10/15/2025	3			0	NONE	No	N			
	4049004053	12527 Cranbrook Ave Unit: B Hawthorne, CA 90250		BLDR-2025-1952	ADU	R	0	1	10/15/2025	1			0	NONE	No	N			
	4046007002	12134 Oxford Ave Hawthorne, CA 90250		BLDR-2025-1871	ADU	R	0	1	11/13/2025	1			0	SB 9 (2021) - Residential Lot Split	No	N			
	4047010014	11726 Oxford Ave Unit: A Hawthorne, CA 90250		BLDR-2024-1403	ADU	R	0	1	11/18/2025	1			0	NONE	No	N			
	4046007002	12134 Oxford Ave Hawthorne, CA 90250		BLDR-2023-0488	SFD	R	0	1	11/21/2025	1			0	NONE	No	N	1	Demolished	R
	4072020002	14829 Kornblum Ave Hawthorne, CA 90250		BLDR-2024-1085	ADU	O	0	1	12/9/2025	1			0	NONE	No	N			
	4051020007	14000 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1631	ADU	R	0	1	12/11/2025	1			0	NONE	No	N			
	4047007015	11512 Oxford Ave. Unit F & G Hawthorne, CA 90250		BLDR-2023-0487	ADU	R	0			0	2	8/28/2025	2	NONE	No	N			
	4141003072	5007 W 118th St. unit B Hawthorne CA 90250		BLDR-2023-0840	ADU	R	0			0	1	8/28/2025	1	NONE	No	N			
	4072020002	14829 Cranbrook Ave Unit:B Hawthorne, CA 90250		BLDR-2023-0284	ADU	O	0			0	1	7/22/2025	1	NONE	No	N			
	4047016014	4366 W 116th St. unit B Hawthorne, CA 90250		BLDR-2022-0181	ADU	O	0			0	1	7/16/2025	1	NONE	No	N			
	4052013023	13534 Chadron Ave Unit:16-18 Hawthorne, CA 90250		BLDR-2023-0575	ADU	R	0			0	3	7/7/2025	3	NONE	No	N			
	4052013024	13600 Chadron Ave Unit:16-18 Hawthorne, CA 90250		BLDR-2023-0576	ADU	R	0			0	3	7/7/2025	3	NONE	No	N			
	4042024005	4451 W 133rd St. Unit B Hawthorne, CA 90250		BLDR-2023-0734	ADU	O	0			0	1	5/23/2025	1	NONE	No	N			
	4045021017	4160 W 129th St Unit C Hawthorne CA 90250		BLDR-2022-0241	SFD	R	0			0	1	5/15/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4045021017	4160 W 129th St Unit C Hawthorne CA 90250		BLDR-2022-0241	ADU	R	0			0	1	5/15/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4042012005	4665 W 134th St Unit B Hawthorne CA 90250		BLDR-2023-0794	SFD	O	0			0	1	4/29/2025	1	NONE	No	N			
	4072009001	14637 Bodger Ave Hawthorne CA 90250		BLDR-2024-0901	ADU	O	0			0	1	4/15/2025	1	NONE	No	N			
	4048019005	3734 w Imperial Hwy unit #B Hawthorne CA 90250		BLDR-2023-0724	ADU	O	0			0	1	4/9/2025	1	NONE	No	N			
	4043027007	4654 w 141st unit #B Hawthorne CA 90250		BLDR-2023-0422	ADU	O	0			0	1	1/31/2025	1	NONE	No	N			
	4050026047	13400 Cordary Ave Unit: 64 Hawthorne, CA 90250		BLDR-2022-0185	ADU	R	0			0	1	2/10/2025	1	NONE	No	N			
	4042015022	4778 W 135th St Hawthorne, CA 90250		BLDR-2023-0471	ADU	O	0			0	1	2/20/2025	1	NONE	No	N			
	4052010013	3239 W 139th St Unit: C Hawthorne, CA 90250		BLDR-2023-0318	ADU	R	0			0	1	2/25/2025	1	NONE	No	N			
	4041011042	12451 Grevillea Ave Unit: E&F Hawthorne, CA 90250		BLDR-2023-0650	ADU	R	0			0	2	3/20/2025	2	NONE	No	N			
	4047023026	11802 Oxford Ave Hawthorne, CA 90250		BLDR-2023-0779	ADU	O	0			0	1	4/11/2025	1	NONE	No	N			
	4050008030	13118 Cordary Ave Unit: A & B Hawthorne, CA 90250		BLDR-2023-0709	ADU	R	0			0	1	4/21/2025	1	NONE	No	N			
	4145040022	5532 W 138th Place Hawthorne, CA 90250		BLDR-2022-0071	ADU	O	0			0	1	5/1/2025	1	NONE	No	N			
	4047007010	11529 York Ave Hawthorne, CA 90250		BLDR-2024-1023	ADU	R	0			0	1	5/5/2025	1	NONE	No	N			
	4052029027	14031 Cerise Ave Hawthorne, CA 90250		BLDR-2023-0500	ADU	R	0			0	1	5/12/2025	1	NONE	No	N			
	4042004009	4641 W 130th St Unit: B & C Hawthorne, CA 90250		BLDR-2023-0600	SFD	R	0			0	1	5/23/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4042004009	4641 W 130th St Unit: B & C Hawthorne, CA 90250		BLDR-2023-0600	ADU	R	0			0	1	5/23/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4044022003	4575 W 120th St Unit: B Hawthorne, CA 90250		BLDR-2023-0725	ADU	O	0			0	1	6/3/2025	1	NONE	No	N			
	4141004066	11613 Sundale Ave Unit: A Hawthorne, CA 90250		BLDR-2024-1275	ADU	O	0			0	1	6/5/2025	1	NONE	No	N			
	4145009019	13207 Delafield Ave Hawthorne, CA 90250		BLDR-2024-1188	ADU	O	0			0	1	6/12/2025	1	NONE	No	N			
	4043017006	13902 Truro Ave Hawthorne, CA 90250		BLDR-2024-1205	ADU	O	0			0	1	6/17/2025	1	NONE	No	N			
	4052033014	3218 Galli St Unit: B Hawthorne, CA 90250		BLDR-2023-0834	SFD	O	0			0	1	6/24/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4045008034	13637 Washington Ave Hawthorne, CA 90250		BLDR-2024-1167	SFD	O	0			0	1	7/14/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4141010039	4830 W 119th Street Unit: B Hawthorne, CA 90250		BLDR-2022-0043	ADU	O	0			0	1	8/26/2025	1	NONE	No	N			
	4052029005	3528 W 139th St Hawthorne, CA 90250		BLDR-2024-1053	SFD	R	0			0	1	8/27/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4052029005	3528 W 139th St Hawthorne, CA 90250		BLDR-2024-1053	ADU	R	0			0	1	8/27/2025	1	SB 9 (2021) - Residential Lot Split	No	N			
	4046013002	4239 W Broadway Unit: A&B Hawthorne, CA 90250		BLDR-2022-0122	ADU	O	0			0	1	8/27/2025	1	NONE	No	N			
	4046011007	12329 Oxford Ave Hawthorne, CA 90250		BLDR-2023-0847	ADU	O	0			0	1	9/10/2025	1	NONE	No	N			
	4046013007	4213 W Broadway Unit: B Hawthorne, CA 90250		BLDR-2024-0881	ADU	O	0			0	1	9/22/2025	1	NONE	No	N			
	4045015019	13644 Washington Ave Unit: B Hawthorne, CA 90250		BLDR-2024-0970	ADU	O	0			0	1	9/24/2025	1	NONE	No	N			
	4043011018	4507 W 138th St Unit: B Hawthorne, CA 90250		BLDR-2024-1163	ADU	R	0			0	1	9/25/2025	1	NONE	No	N			
	4046012024	12242 Freeman Ave Unit: A&B Hawthorne, CA 90250		BLDR-2023-0821	ADU	O	0			0	1	10/1/2025	1	NONE	No	N			
	4045033026	4055 W 141st St Unit: A&B Hawthorne, CA 90250		BLDR-2023-0624	ADU	O	0			0	2	11/18/2025	2	SB 9 (2021) - Residential Lot Split	No	N			
	4045033026	4055 W 141st St Unit: C Hawthorne, CA 90250		BLDR-2024-1310	SFD	O	0			0	1	11/18/2025	1	SB 9 (2021) - Residential Lot Split	No	N			

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	445	-	-	-	-	-	-	-	-	-	-	-	445
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	204	1	-	-	-	-	-	-	-	-	-	1	203
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	249	-	-	-	-	-	-	-	-	-	-	-	249
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		836	13	6	26	-	66	104	-	-	-	-	215	621
Total RHNA		1,734												
Total Units			14	6	26	-	66	104	-	-	-	-	216	1,518

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Program 1: Adequate Housing Sites	Apply identified changes to the City's land use policies and zoning standards to fully accommodate the 2021-2029 RHNA. Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the planning period. Receive and process development applications for residential projects. Amend the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and(iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	10/15/2023	6th Cycle	Complete	We have amended the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and (iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	Other	2	2 news ordinances were recently adopted. Ordinance 2240 and Ordiance 2241 = https://ecode360.com/42647075#42647075
Program 2: Monitor Residential Capacity (No Net Loss)	Maintain adequate capacity to accommodate the City's RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.	Ongoing	6th Cycle	Continuous	In 2025, Hawthorne continued to ensure no net loss of capacity on development sites with ongoing monitoring procedures.	Units		No unit loss thus far.
Program 3: Public Property Conversion to Housing	Collaborate with the development community on an annual basis, including affordable housing developers, to evaluate the viability of developing city-owned land as affordable housing.	Annually	6th Cycle	Continuous	In 2025, the City continued to work with nonprofits and public agencies to determine which sites are feasible for residential development. City is currently working with Abode Communities to build 93 affordable rental units. Estimated completion 2029	Units	93	Executed development agreement - January 2026 = https://www.cityofhawthorne.org/departments/community-services/hawthorne-community-television/meeting-videos
Program 4: Replacement of Units on Sites	For all project applications, identify need for replacement of housing units and ensure replacement, if required, occurs.	Ongoing	6th Cycle	Continuous	Ongoing monitoring. No unit loss thus far.	Units		No unit loss thus far.
Program 5: Facilitate Affordable and Special Needs Housing Construction	Monitor the City's existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Hawthorne. Monitor the City's options for special needs housing and likewise support special needs housing developers.	Annually	6th Cycle	Continuous	In 2025, the City remained committed to facilitating construction by taking the following actions: •Collaborating with affordable housing and special needs housing developers. •On a case-by-case basis, implement regulatory concessions and incentives. •Assist developers with obtaining Low-Income Housing Tax Credits to fund the new ffordable housing developments. •Collaborate with housing developers to support large families. •The City is also working with Abode Communities to build 93 affordbale rental units. Estimated completion 2029	Units	93	The Affordable Housing RFP is no longer on website. Please contact the Planning Department for a copy of the RFP.
Program 6: Mixed-Use Development	Support the development of mixed-use projects along transit corridors.	Ongoing	6th Cycle	Continuous	In 2025, the City continued to encourage mixed-use developments by providing technical assistance, pursuing strategic partnerships, monitoring development interests and inquiries. The City has initiated an update of the General Plan, with completion expected in 2028.The City also updated objective designed statndards in ordinace 2242.	Other	1	Ordinace 2242. = https://ecode360.com/42647075#42647075 General Plan Website = https://www.cityofhawthorne.org/departments/planning/general-plan-update
Program 7: Accessory Dwelling Units (ADUs)	Maintain an ADU ordinance consistent with State law. Support the development of accessory dwelling units in neighborhoods throughout the City.	Ongoing	6th Cycle	Continuous	Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level (2022); identify and evaluate potential incentives to encourage production of affordable ADUs (2022-2023); present findings to the City's Planning Commission and/or City Council (2023); prepare and distribute ADU factsheet (2022); implementation and annual monitoring and reporting throughout the planning period via the Housing Element Annual Progress Report (continuous). The revised ADU ordinance is anticipated by June 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = https://ecode360.com/42647075#42647075
Program 8: Density Bonus Implementation	Continue to implement density bonuses consistent with State law. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.	Annual monitoring of relevant legislation; annual outreach to the development community; ongoing implementation	6th Cycle	Continuous	Annual monitoring of relevant legislation; annual outreach to the development community. We are currently revising an ordinance, which is anticipated to be completed by April 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = https://ecode360.com/42647075#42647075
Program 9: Multi-Family Acquisition and Rehabilitation	Acquire and rehabilitate two rental units annually, targeting for occupancy by extremely low and very low-income households. Support applications by CHDOs for additional state and federal funding to pursue the acquisition and rehabilitation of larger multifamily rental housing.	Ongoing	6th Cycle	Continuous	Using HOME funding the City continued working with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.	Other		Nothing to report at this time.

Program 10: California Accessibility Standards Compliance Program	Assure housing units accommodate residents with disabilities.	Ongoing implementation; updates to the City's website were completed by February 15,2022	6th Cycle	Continuous	Ongoing implementation; In 2025, the City continued to ensure that new and rehabilitated developments adhere to the State of California accessibility standards by providing technical assistance and readily available resources to developers. The City also assures housing units accommodate all residents every time the city reviews the building plans.	Other	1	We assure housing units accommodate all residents every time the city reviews the building plans.
Program 11: Lot Consolidation	Establish an administrative lot consolidation procedure by April 2023; develop incentives for lot consolidation by April 2023; distribute a lot consolidation incentives factsheet to the development community by October 2023; and provide incentives as projects are submitted.	Identification of incentives by April 2023 and distribution to development community by October 2023; ongoing implementation and education as part of biennial outreach to developers.	6th Cycle	In process	Delayed, we are currently in the middle of updating our General Plan Update	Other		Nothing to report at this time.
Program 12: Rental Assistance	The objective is to place a special emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. In 2025, the City continued to promote this program to its residents most in financial need.	Other	1	https://www.cityofhawthorne.org/departments/housing
Program 13: Preservation of Existing Affordable Units	Work with property owners, interest groups, and the state and federal governments to preserve the City's affordable housing stock.	Ongoing	6th Cycle	Continuous	Ongoing implementation, annual monitoring, and reporting throughout the planning period. Currently, there are no affordable housing units at risk at this time. We remain in compliance and are aware that within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (https://www.hcd.ca.gov/policy-research/preserving-existingaffordable-housing.shtml), and educate tenants of their rights.	Other	1	No afforable housing units are at risk at this time.
Program 14: Housing for Extremely Low-Income Households	The City will encourage the development of housing for extremely lowincome households through a variety of activities, such as conducting outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The City will also educate the development community on the need for larger units suitable for larger ELI households.	Ongoing	6th Cycle	Continuous	Ongoing; In 2025, the City continues to encourage development by doing the following: •Conducting outreach to housing developers. •Providing financial and technical assistance on a case-by-case basis. •Identifying grant and funding opportunities. •Applying for or supporting funding applications. •Reviewing and prioritizing local funding. •Offering additional incentives outside of the density bonus.	Units		Nothing to report at this time.
Program 15: Single-Family Residential Rehabilitation Program	The Residential Rehabilitation Program will assist approximately 10 housing units annually for a total of 80 households. Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center. Identify and secure additional funding sources annually.	Ongoing	6th Cycle	Continuous	There are 9 projects that are currently going through the single family rehabilitation program process.	Households	9	Ongoing status updates can be found by contacting the Housing Department. = https://www.cityofhawthorne.org/departments/housing/housing-rehabilitation-program
Program 16: Code Enforcement	Continue to enforce applicable sections of the Hawthorne Municipal Code, including property maintenance standards and the California Building Code. Identify and prioritize target areas.	Ongoing enforcement; identify and prioritize target areas (2021-2022)	6th Cycle	Continuous	Continue enforcing the Hawthorne Municipal Code to ensure building safety and property maintenance. 1,362 code enforcement cases were opened in 2025.	Other	1,362	Code enforcement dashbaord = https://www.cityofhawthorne.org/departments/planning
Program 17: Energy Conservation and Energy Efficiency Opportunities	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower income residents.	Ongoing	6th Cycle	Continuous	The City will implement energy-efficient measures for new development construction. The City has also begun updating its General Plan, which includes the Conservation Element. Estimated completion 2028.	Meetings	3	The City holds an average of 3 meetings a month to update the general plan. These meetings consist of public and internal meetings. General Plan Website = https://www.cityofhawthorne.org/departments/planning/general-plan-update
Program 18: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor state and federal legislation as well as City development processes and zoning regulations to identify and remove constraints to housing.	Ongoing	6th Cycle	Continuous	We are constantly reviewing our City Zoning Code on a monthly basis to ensure it is consisntent with State and Federal Legisaltion. Monitoring state and federal legislation happens on an ongoing basis.	Other	12	We monitor monthly (12 months). We recently adopted Parking ordiance 2260 = https://ecode360.com/42647075#42647075
Program 19: Zoning Code Amendments – Housing Constraints	Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.	Zoning Code Amendments adopted by December 2022. Ongoing monitoring.	6th Cycle	In process	We are constantly reviewing our City Zoning to ensure it is consisntent with State Law. Our next ordiance will be updated April 2026.	Other	12	We monitor monthly (12 months). City Zoning Website = https://www.cityofhawthorne.org/departments/planning/zoning
Program 20: Mitigation of Nongovernmental Constraints	Promote the use of the preapplication process for all applicants, with the goal of working with 85% of applications.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. The City has implemented the "Decision Engine" feature to our online permit portal. This feature has applicants go through a seqeunce of questions to suggest the correct permit application for their type of project. This reduces the permit processing time since applicants submit the correct permit application during their first submittal.	Other	1	The Decision Engine Feature is located in our Permit Portal = https://hawthorneca-energovweb.tylerhost.net/apps/SelfService#/home

Program 21: Fair Housing Services	Support fair housing services provider and efforts to minimize discriminatory housing practices.	Annually	6th Cycle	Continuous	Adequate funding remains available through the CDBG grant that supports fair housing service providers and efforts to minimize discriminatory housing practices. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and the Consolidated Annual Performance and Evaluation Report (CAPER). In partnership with the Housing Rights Center, the City continued to provide fair housing services such as landlord/tenant counseling, mediation, and bilingual housing education to minimize discriminatory housing practices.	Other	1	https://www.cityofhawthorne.org/departments/housing
Program 22: Affirmatively Furthering Fair Housing Outreach and Coordination Program	Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.	Ongoing/Annually	6th Cycle	Continuous	The City is required to provide Fair Housing services year round. CDBG funding is used to pay the Fair Housing Foundation (FHF) to provide Fair Housing Services to Hawthorne. In 2025, we continued to host Walk-in Clinic's and In-Person Fair Housing Workshops for the community throughout the year. The FHF also host multiple virtual FH Workshops biweekly as well. Staff refers residents to the FHF and the information is listed on Housing's Landlord/Tenant Resources web page. Ongoing outreach and coordination, annual review of fair housing educational information to ensure that the most recent information provided by the City's fair housing services provider is being disseminated; annual presentations and media outreach.	Meetings	104	Resources on City Website = https://www.cityofhawthorne.org/departments/housing Virtual Fair Housing Workshops happen twice a week (about 104 meetings a year) = https://fhfca.org/virtual-fair-housing-workshops/
Program 23: Economic Displacement Risk Analysis	Understand the potential for market-force economic displacement and consider programs to address the issue, if necessary.	Ongoing	6th Cycle	Continuous	Conduct analysis by December 31, 2023 and establish resulting programs (if any) by December 31, 2024. With the results, the City is working to take necessary action and implement programs to diminish the economic displacement. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).	Other	1	Housing Element Annual Porgress Reports

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID**	**Unit Category** (2 to 4,5+)	**Tenure R=Renter**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Moderate Income Units Converted from Above Moderate**	**Date Converted**	**Notes**
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						
4051-030-902	None	Vacant	0	Exempt Surplus Land	0.92439	

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Hawthorne		**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025	(Jan. 1 - Dec. 31)		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L

Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 300,000.00	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation, Management and Meetings Phase One	$1,290.00	$1,290.00	Completed	None	The City has issued an RFP to hire an independent consultant to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The RFP was issued on August 8, 2020, and on December 15, 2020, the City awarded a contract to De Novo Planning Group (De Novo) to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The Kick-Off Meeting was held on December 30, 2020.
Data Gathering and Analysis for Safety Element	$9,180.00	$9,180.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the targeted updates to the Safety Element
Data Gathering and Analysis for EJ Element	$8,850.00	$8,850.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the Environmental Justice Element.
Preparing Drafts of Safety and EJ Elements	$15,105.00	$15,105.00	Completed	None	The Consultant has prepared drafts of the Environmental Justice Element and targeted updates to the Safety Element. The Environmental Justice and targeted Safety update was approved by the City Council on March 8, 2022.

Community Engagement	$7,735.00	$7,735.00	Completed	None	The Consultant developed and has completed community engagement services. The consultant provided public outreach to community residents and businesses in community workshops, focus group meetings, and one-on- one interviews. The consultant utilized on-line surveys, news articles, city website, and social media to disseminate public information. Public information materials were printed in English and Spanish, and workshops offered bi-lingual interpretation services.
Housing Element	$0.00	$0.00	Completed	None	Although the Housing Element is not a part of the LEAP funded activities, the City is including the Housing Element in this timeline to provide context to the overall project. LEAP funds are not budgeted towards the completion of the Housing Element as indicated in the grant Project Timeline and Budget.
CEQA Compliance, IS/ND	$4,625.00	$4,625.00	Completed	None	The consultant has prepared a Negative Declaration for the Housing Element, Environmental Justice Element, and targeted updates to the Safety Element. The Notice of Intent was filed with the County Clerk on December 6, 2021 and the Negative Declaration was approved by the City on March 8, 2022. The majority of the environmental assessment is paid from SB-2 funds due to related analysis to the Housing Element versus the Environmental Justice and targeted updates to the Safety Element. The SB-2 grant provided $15,820 towards the Negative Declaration costs. The City is requesting, in this line-item, $4,625 from the LEAP grant for Phase One CEQA expenses as shown in the city's amended Project Description and Budget that was approved by HCD on December 30, 2021.
Adopt Housing Element	$0.00	$0.00	Completed	None	LEAP grant funds were not used towards any portion of the drafting the Housing Element.
Adopt Safety and EJ Elements	$2,320.00	$2,320.00	Completed	None	The targeted Safety Element update and the Environmental Justice Element were adopted by the City on March 8, 2022.
Project Management for Phases One and Two	40,000.00	40,000.00	Completed	None	This task has been successfully completed. On August 2, 2024, HCD acknowledged receipt of the City's Final Report and Final RFR for payment.

Project Initiation, Management and Meetings Phase Two	$1,000.00	$1,000.00	Completed	None	This task has been successfully completed. The consultant maintained effective communication throughout the completion of the Project.
Data Gathering and Analysis for Code Amendments	$15,000.00	$15,000.00	Completed	None	This task has been successfully completed.
Community Engagement	$35,000.00	$35,000.00	Completed	None	This task has been successfully completed. The City maintained its community engagement throughout the preparation of the studies, proposed policies and draft documents. As a result, there were no community objections raised during the adoption of the code amendments.
Preparing Drafts of Code Amendments	$51,583.00	$51,583.00	Completed	None	This task has been completed.
CEQA Compliance	$106,312.00	$106,312.00	Completed	None	This task has been completed.
Adopt Code Amendments	$2,000.00	$2,000.00	Completed	None	This task has been completed. There was no con

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		**0**

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104

Total Units		**104**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		60
Total Units		**60**

AGENDA ITEM NO. 11.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Housing

City Manager: Department Head:



SUBJECT:
Housing Successor Agency Report for Fiscal Year Ending 2024-25.

RECOMMENDED MOTION:
Staff recommends that the City Council receive and file the City of Hawthorne Housing Successor Agency Annual Report for Fiscal Year 2024-25.

DISCUSSION:

Background:
The City of Hawthorne ("City") serves as the Housing Successor Agency to the former Hawthorne Redevelopment Agency ("Agency"), which was dissolved on February 1, 2012. Each Housing Successor Agency is required to prepare an annual report documenting its assets, revenues, expenditures, and how it is meeting requirements imposed by Health and Safety Code Section 34176.1.

The annual report is required to contain the following:

1) A summary of housing successor agency duties;
2) The balance of the Low- and Moderate-Income Housing Asset Fund ("Housing Asset Fund");
3) An inventory of properties held in the Housing Asset Fund; and
4) Reports on the City's performance thus far in meeting the income and age proportionality requirements of Health and Safety Code ("HSC") Section 34176.1.

The report is due to the California Department of Housing and Community Development by April 1 each year and must be posted on the City's website. The report for Fiscal Year 2024-25 is being presented to the City Council to receive and file.

Analysis:
The City's progress on major requirements in the Fiscal Year 2024-25 is summarized below.

Housing Asset Fund Activity
The City deposited $686,264 into the Housing Asset Fund during Fiscal Year 2024-25. Revenues were from investment earnings and rental property income (security deposits and rents).

Real Property Assets and Loans Receivables
As the Housing Successor Agency, the City inherited six (6) real properties, one (1) loan, and two (2) deferrals from the former Agency when it dissolved on February 1, 2012. The value of real properties and loans receivable was $4,948,813 as of June 30, 2025. Of the six (6) properties, five (5) are developed and operating as affordable housing, and one (1) is in the process of being developed.

Expenditure Proportionality Requirements

Expenditures from the Housing Asset Fund must meet specific proportionality requirements by income level and age:

- Administrative and monitoring expenses are capped at $200,000 annually, adjusted for inflation, or five (5) percent of the value of real properties and loans receivable, whichever is higher.
- Up to $500,000 may be spent annually on rapid re-housing solutions for homelessness.
- If Housing Asset Funds are spent on housing projects and programs, within each five-year compliance period:
  - At least 30% must be spent on extremely low-income households (earning up to 30% of the Area Median Income);
  - No more than 20% may be spent on low-income households (earning 60-80% of the Area Median Income); and
  - No monies may be spent on moderate- or above moderate-income households (earning more than 80% of the Area Median Income).
- No more than 50% of rental housing units assisted by the City or the former Redevelopment Agency in the prior 10 years may be restricted to seniors.

The City only incurred administrative expenses during Fiscal Year 2024-25 and is meeting all requirements for administrative expenditures, rapid rehousing, projects and programs, and senior expenditures. Staff plans to maintain lower annual administrative expenditures to ensure compliance with administrative expenditure requirement.

Steps Following Approval:
City Staff will post the Fiscal Year 2024-25 Housing Successor Annual Report on the City's website.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
NONE.

FISCAL IMPACT:
NONE.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Hawthorne Housing Successor Annual Report 24-25

2024-25 Housing Successor Agency Annual Report

CITY OF HAWTHORNE

Housing Successor Agency to the Former Hawthorne Redevelopment Agency

April 1, 2026

Prepared for:

Prepared by:

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Irvine, California 92618
(949) 655-3900

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A Housing Asset Transfer Form

Section 1 Introduction

This Housing Successor Annual Report ("Report") has been prepared pursuant to the California Health and Safety Code ("HSC") Section 34176.1(f) and sets forth certain details of the City of Hawthorne ("City" or "Housing Successor") as the Housing Successor of the Hawthorne Redevelopment Agency ("Agency").

The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the HSC – In particular, Sections 34176 and 34176.1 ("Dissolution Law"). The Report is due to the California Department of Housing and Community Development ("HCD") by April 1st each year.

1.1 Reporting Requirements

Senate Bill ("SB") 341 (2013-14) established that all former redevelopment agency housing assets must be maintained in a separate fund called the Low- and Moderate-Income Housing Asset Fund ("Housing Asset Fund"). HSC Section 34176.1(f) contains a series of annual reporting requirements for housing successor agencies regarding Housing Asset Funds. These requirements are presented below:

- **Revenues and Expenditures**
  - Total amount deposited for the fiscal year.
  - Statement of balance at the close of the fiscal year.
  - Description of expenditures for the fiscal year, broken out as follows:
    - Rapid rehousing for homelessness prevention;
    - Administrative expenses;
    - Monitoring expenses (included as an administrative expense);
    - All other expenditures must be reported as spent for each income group as defined by SB 341.
  - Description of any transfers to another housing successor agency for a joint project.
- **Other Assets and Active Projects**
  - Description of any housing project(s) still funded through the Recognized Obligation Payment Schedule ("ROPS").
  - Update on property disposition or development for any property owned by the housing successor.
  - Other "portfolio" balances, including the statutory value of any real property transferred from the former Agency or purchased by the Housing Asset Fund, and the value of loans and grants receivable.

- Inventory of homeownership units assisted by the former Agency or the City, subject to covenants, restrictions, or an adopted program that protects the former Agency's investment of monies from the Low- and Moderate-Income Housing Fund.

- **Obligations & Proportionality**
  - Description of any outstanding production obligations of the former Agency that are inherited by the City.
  - Compliance with proportionality requirements (income group targets), which must be upheld on a five-year cycle.
  - Percentage of deed-restricted rental housing restricted to seniors and assisted by the entity assuming housing functions, the former Agency, or the county within the past ten years compared to the total number of units assisted by any of those three agencies.

SB 341 also mandates that housing successor agencies conduct an independent financial audit of the Housing Asset Fund within six months of the end of each fiscal year. This financial audit may be included in the independent financial audit of the host jurisdiction. The City's Annual Comprehensive Financial Report ("ACFR") for Fiscal Year ("FY") 2024-25 was completed in December 2025, includes an audit of the Housing Asset Fund,[1] and is available on the City's website.

This Report presents the activities of the Housing Successor for FY 2024-25.

1.2 Expenditure Requirements

The HSC provides the following guidelines for expenditures from the Housing Asset Fund:

1. Administrative costs, including housing monitoring, are capped at the greater of $200,000 adjusted annually for inflation or 5% of the statutory value of any land owned by the housing successor agency and of loans and grants receivable.

   a. In the City's case, 5% of $4,948,813 ($247,440.67.), or $268,362[2]. For FY 2024-25, the administrative limit is estimated as $268,362.

2. If the former Agency did not have outstanding housing production requirements, the housing successor agency is authorized to spend up to $500,000[3] per year on homeless prevention and rapid rehousing services to individuals and families who are homeless or would be homeless without this assistance.

[1] Housing Asset Fund balances, revenues, and expenditures in this report differ slightly from the ACFR because the ACFR includes activity from Fund 463.
[2] HCD has not published the 2024-25 administration expenditure limits as of March 2026. A 2% increase was applied from last year's $263,100 limit based on HCD's CPI methodology and an average of stable admin increases between FY 2016-17 and FY 2020-21. The 2024-25 admin limit is expected to be higher based on admin limits trending higher than 2% in more recent years.
[3] AB 1782 increased the homeless prevention and rapid rehousing limit as of March 20, 2024.

   a. ***In the City's case, the former Agency had a surplus of affordable housing production units. Therefore, the City is allowed to make this expenditure if it chooses, and funding is available for such expenditures.***

3. Remaining allowable expenditures must be spent to improve housing options affordable to households in the following income groups:

   a. Extremely low income (households earning 30% or less of the Area Median Income ("AMI")) – ***A minimum of 30% spent on housing options must be spent in this category.***

   b. Very low income (households earning 31% to 60% of the AMI) – ***No requirements.***

   c. Low income (households earning 61% to 80% of the AMI) – ***A maximum of 20% spent on housing options may be spent in this category.***

   d. No funding may be spent on moderate income households (earning 81% to 120% of the AMI), as was previously authorized by redevelopment law.

Failure to comply with the extremely low-income requirement in any five-year compliance period will result in the City having to ensure that 50% of remaining funds be spent on extremely low-income rental units until in compliance. Exceeding the expenditure limit for lower income households in any five-year reporting period will result in the City not being able to expend any funds on that income category until it is compliant.

Housing successor agencies must report expenditures by category each year, but compliance with expenditure limitations is reported at the end of each five-year compliance period. For instance, a housing successor agency could spend all its funds in a single year on low-income households (61%-80% AMI), as long as it was 20% or less of the total expenditures during the five-year compliance period. The second five-year compliance period began on July 1, 2019, and ended on June 30, 2024, and the City was not in compliance with the expenditure limitations for four years of the five-year period. As of the date of this Report, the City has entered its third five-year compliance period (July 1, 2024, through June 30, 2029) and will continue to ensure it complies with expenditure requirements in this period.

1.3 Assets Transferred to the Housing Successor Agency

The City prepared a Housing Asset Transfer Form ("HAT") in 2012 that provided an inventory of all housing-related assets transferred from the former Agency to the City following the dissolution of redevelopment. The HAT was approved to the California Department of Finance ("DOF") on August 30, 2012, and included:

- Real properties;
- Loans/Grants Receivables;
- Rents; and
- Deferrals.

Section 2 Low- and Moderate-Income Housing Asset Fund

The Housing Asset Fund replaced the former Agency's Low- and Moderate-Income Housing fund. It includes all assets transferred from the Agency to the City via the HAT.

2.1 Housing Asset Fund Deposits and Ending Balance

As shown in Table 1, the City deposited $686,264 into the Housing Asset Fund during FY 2024-25. Revenues were generated from investment earnings and rental property income (rents and security deposits).

Table 1. Fiscal Year 2024-25 Housing Asset Fund Deposits

Revenue Source		Amount
Investment Earnings	$	339,697
Rents & Security Deposits		346,567
Total	**$**	**686,264**

Source: City of Hawthorne, Funds 462 & 464-468 Trial Balance Detail Reports

As shown in Table 2 below, the Housing Asset Fund closed FY 2024-25 with approximately $8.5 million in assets,[4] none of which is held to pay for enforceable obligations on the ROPS.

Table 2. Fiscal Year 2024-25 Housing Asset Fund Ending Balance

Balance Type [1]		Amount
Cash	$	8,061,237
Interest Receivable		52,640
Accounts Receivable		-
Loans Receivable		366,734
Total	**$**	**8,480,612**

[1] Excludes statutory value of Land Held for Resale, as it is not a part of the ACFR Asset Balance

Source: City of Hawthorne, Funds 462 & 464-468 Trial Balance Detail Reports

2.2 Expenditure Limitations

Table 3 summarizes Housing Asset fund expenditures on administrative costs and homeless prevention in FY 2024-25, and affordable housing activities by income level during the current five-year compliance period (July 1, 2024 through June 30, 2029).

[4] Excludes the statutory value of real properties held by the Successor Agency in Fund 463.

Table 3. Fiscal Year 2024-25 Housing Asset Fund Expenditures

Compliance Period July 1, 2024 - June 30, 2029	Annual Limits 2024 - 25		Five-Year Limits July 1, 2024 - June 30, 2029		
	Admin/ Monitoring [1]	*Rapid Rehousing* [2]	*Ext. Low <30% AMI*	*Very Low 31-60% AMI*	*Low 61-80% AMI*
FY 2024-25	$237,744	$0	$0	$0	$0
FY 2025-26	0	0	0	0	0
FY 2026-27	0	0	0	0	0
FY 2027-28	0	0	0	0	0
FY 2028-29	0	0	0	0	0
Total Expenditures	**$237,744**	**$0**	**$0**	**$0**	**$0**
SB 341 Limitation	*$268,362*	*$500,000*	*>30%*	*N/A*	*<20%*
Compliant (Yes/No)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**

Source: City of Hawthorne, Funds 462 & 464-468 Trial Balance Detail Report

(1) HCD has not published the 2024-25 administration expenditure limits as of March 2026. A 2% increase was applied from last year's $263,100 limit based on HCD's CPI methodology and an average of stable admin increases between FY 2016-17 and FY 2020-21. The 2024-25 admin limit is expected to be higher based on admin limits trending higher than 2% in more recent years.

(2) AB 1782 increased the homeless prevention and rapid rehousing expenditure limit as of March 20, 2024.

All Housing Asset Fund expenditures have been administrative for the third five-year compliance period that started on July 1, 2024. In Fiscal Year 2024-25, the City expended $237,744 in administrative expenditures which is under the limit for the year. The City will continue its efforts to decrease administrative expenditures and ensure that future expenditures meet proportionality requirements.

2.3 Statutory Value of Real Properties and Loan Receivables

The City inherited six (6) properties, one (1) loan, and two (2) deferrals from the former Agency when it dissolved on February 1, 2012. Table 4 below shows the total value of real properties and loans receivable. The Housing Asset Transfer Form in Appendix A shows more detailed information about each property and loan receivable. The total statutory value of real properties is $4,582,079 and outstanding loan receivables total is $366,734, for a combined value of $4,948,813.

Table 4. Fiscal Year 2024-25 Real Properties & Receivables

Asset		Amount
Real Properties		
12726 Grevillea Avenue	$	332,928
11529 Gale Avenue		1,575,064
11537 Gale Avenue		828,169
11605 Gale Avenue		883,585
12529 Truro Avenue		729,873
14115 Cordary Avenue		232,460
Subtotal	**$**	**4,582,079**
Loan Receivables		
Southern California Housing Development Corp (Hawthorne Terrace)	$	366,734
Subtotal	**$**	**366,734**
Total	**$**	**4,948,813**

Source: City of Hawthorne, Hawthorne Housing Asset Transfer Form

Section 3 Property Development & Disposition

HSC Section 34176.1(e) requires that all real properties acquired by the Agency prior to February 1, 2012, and transferred to the City be developed for affordable housing purposes or disposed of within five years from the date DOF approved the HAT, or September 30, 2017. However, the law allows for a five-year extension via adoption of a resolution, and the City adopted Resolution No. 7915 on July 25, 2017, allowing for a five-year extension. With the extension, the Housing Authority would have to sell or develop the remaining properties by August 30, 2022. The City is compliant under the law due to continued efforts to dispose and develop the properties within the five-year deadline.

The Agency transferred six (6) real properties to the City on the HAT, five (5) of which are developed and operating as affordable housing and one (1) of which is in the process of being sold/developed. The Agency also transferred affordability covenants with three (3) properties that are overseen by the City. The properties are described below.

- **12726 Grevillea Avenue**

  This multifamily rental property has eight (8) moderate income units. The former Agency acquired the property in 1991 and recorded a 55-year affordability covenant that expires in 2064.

- **11529 Gale Avenue**

  This multifamily rental property has twelve (12) moderate income units. The former Agency acquired the property in 2008 and recorded a 55-year affordability covenant that expires in 2064.

- **11537 Gale Avenue**

  This multifamily rental property has five (5) very low-income units. The former Agency acquired the property in 2009 and recorded a 55-year affordability covenant that expires in 2064.

- **11605 Gale Avenue**

  This multifamily rental property has ten (10) very low-income units restricted to seniors. The former Agency acquired the property in 2008 and recorded a 55-year affordability covenant that expires in 2064.

- **12529 Truro Avenue**

  This multifamily rental property has three (3) very low-income units. The former Agency acquired the property in 2009 and recorded a 55-year affordability covenant that expires in 2064.

- **14115 Cordary Avenue**

  This property was acquired in 2011. The City issued a Request for Proposals ("RFP") in 2019 for the development of a permanent supportive housing project for veterans experiencing homelessness. A developer was chosen in December 2019, but the City and developer were unable to agree on the number of units. In 2020, the City issued a second RFP for the property's purchase and development but the development project with the selected developer failed to move forward, and the City terminated the development agreement in 2023. In August 2024, the City issued a third RFP for the property. A developer was selected in March 2025, and a $6 million initial funding commitment from the Housing Asset Fund was approved in June 2025. As of this report, the City and the Developer are negotiating a development agreement while the Developer works to secure additional funding.

- **Hawthorne Terrace – 12923 & 12938 Kornblum Avenue**

  The City monitors an affordability restriction at this 100-unit multifamily rental property with 54 very low-income units and 46 low-income units. The 55-year covenant expires in 2059.

- **TELACU Gardens – 13000 Doty Avenue**

  The City monitors an affordability restriction at this multifamily rental property. Completed in September 1988, this senior housing development project was completed as a partnership between TELACU, the United States Department of Housing and Urban Development ("HUD"), and the former Agency. Known as Hawthorne Senior Gardens, this property is a 75-unit low- and moderate-income facility located on Doty Avenue. The Agency provided funding for an additional elevator and other capital improvements.

- **TELACU Terrace – 4536 W. 118th Street**

  The City monitors an affordability restriction at this multifamily rental property. Dedicated in October 1992, TELACU Terrace provides affordable housing to low-income seniors. The 75-unit complex includes eight (8) units designated for special-needs seniors. Situated at the corner of 118th Street and Grevillea Avenue, this residential complex is centrally located to amenities including shopping areas, and community facilities and services. Agency assistance included funding for the acquisition of land, relocation, and clearance of the property.

Section 4 Outstanding Inclusionary & Replacement Housing

The former Agency had a surplus of over 100 affordable housing units when it dissolved in February 2012. There are no outstanding inclusionary or replacement housing obligations of the former Agency to be fulfilled by the City.

Section 5 Senior Housing Expenditure Proportionality

This Report must include an accounting of deed-restricted senior rental units that were produced over the last 10 years. The City may use Housing Asset Funds to assist no more than 50% of the aggregate total number of senior housing units produced by either the City or former Agency during the past 10 years. Exceeding this limitation will prohibit the use of Housing Asset Funds to subsidize any senior rental units in the future.

As shown in Table 5 below, the City and former Agency assisted four (4) properties in the last ten years, of which 0% are restricted to seniors. The City may spend more money subsidizing senior rental units in the future; however, it must ensure that no more than 50% of the total aggregate number of rental units at all affordability levels produced within the preceding ten (10) years are restricted to seniors.

Table 5. Deed-Restricted Rental Units Assisted Since Fiscal Year 2011-12

Property Address	# Restricted Units	# Senior Restricted Units
11519 Cedar Avenue	5	0
14135 Cerise	127	0
14105-14137 Chadron Avenue	28	0
14004 Doty Avenue	7	0
Total	**167**	**0**
% Senior Units		**0%**

Source: City of Hawthorne

Section 6 Excess Surplus

Excess surplus calculations were once performed by redevelopment agencies on an annual basis and are intended to ensure that funds are expended to benefit low-income households in an expeditious manner. Funds should be encumbered within four years of receipt. SB 341 reinstates this calculation for housing successor agencies. Excess surplus is defined by HSC Section 34176.1(d) as "an unencumbered amount in the account that exceeds the greater of one million dollars, or the aggregate amount deposited into the account during the housing successor agency's preceding four fiscal years, whichever is greater."

As shown in Table 6 below, the Housing Asset Fund does not have an excess surplus for FY 2024-25. Pursuant to State law, the City must encumber any excess surplus amount within three fiscal years, or the funds must be transferred to HCD for its Multifamily Housing Program or Joe Serna Jr. Farmworkers Housing Grant Program. Although the City encumbered $1,500,000 for the development of the 14115 Cordary Avenue property in FY 2021-22, the project was terminated in FY 2022-23 as previously mentioned. The City committed $6 million in Housing Asset Funds to develop the Cordary property in a commitment letter to the developer dated June 24, 2025. By committing $6 million in Housing Asset Funds, the City encumbered more than the $4.1 million in excess surplus identified in FY 22-23.

Table 6. Excess Surplus Projections

FY	Deposits	Cash Balance[1]	Encumbered Funds	Unencumbered Cash Balance	Greater of 4 Yrs of Deposits or $1M[2]	Projected Excess Surplus[3]
FY 2019-20	475,859	7,102,055		7,102,055	6,856,964	245,091
FY 2020-21	370,869	6,930,556		6,930,556	6,368,075	562,481
FY 2021-22	376,403	6,930,556	1,500,000	5,430,556	5,629,606	-
FY 2022-23	480,171	7,118,441		7,118,441	3,002,650	4,115,791
FY 2023-24	606,762	7,297,254		7,297,254	1,703,302	5,593,952
FY 2024-25	686,264	7,653,196	6,000,000	1,653,196	1,834,205	-

Source: City of Hawthorne, Funds 462 & 464-468 Trial Balance Detail Report

[1] Represents the ending balance of the prior fiscal year or the beginning balance of the current fiscal year.

[2] Excess surplus is an unencumbered amount that exceeds the greater of $1 million or the aggregate amount deposited during the preceding four years. Assumes the first year of Housing Asset Fund deposits is FY 2012-13, when redevelopment agencies dissolved effective 2/1/2012.

[3] Projected excess surplus based on most current interpretation of the excess surplus calculation methodology. The Agency must encumber any excess surplus amount within three fiscal years, or the funds must be transferred to HCD for its Multifamily Housing Program or Joe Serna, Jr. Farmworker Housing Grant Program. Projected excess surplus is subject to change, as deposits for past reports are to be reviewed.

Note: 2021-22 Encumbered Funds were allocated to assist in the development of a 19-unit, low-income veterans housing project, but funds remained in excess surplus because the project was terminated in 2023. In the City's commitment letter dated June 24, 2025, $6 million was committed from the Housing Asset Fund to the Cordary property to be in compliance with the Excess Surplus requirement.

Section 7 Inventory of Homeownership Units

AB 1793 requires this report to include an inventory of homeownership units assisted by the former Agency or the Housing Successor Agency that are subject to covenants or restrictions or to an adopted program that protects the former Agency's investment of moneys from the Low- and Moderate-Income Housing Fund. No homeownership properties were assisted by the former Agency that are subject to homeownership affordability covenants.

Section 8 Deposits from City to Agency Loan Repayments

HSC Section 34191.4(b)(3)(C) requires that 20 percent of any loan repayment made from a redevelopment successor agency to a city, for a loan that a city made to a former redevelopment agency, be deducted from the loan repayment amount and transferred to the Housing Asset Fund.

The repayment of loans made from low- and moderate-income housing set aside funds are payable 100 percent to the Housing Asset Fund. The remaining balance was paid to the Housing Asset Fund in FY 2017-18. This loan is no longer a loan receivable.

APPENDIX A – Housing Asset Transfer Form

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DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)

Former Redevelopment Agency: Redevelopment Agency of the City of Hawthorne

Successor Agency to the Former Redevelopment Agency: Successor Agency to the Redevelopment Agency of the City of Hawthorne

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Hawthorne

Entity Assuming the Housing Functions Contact Name:	Arnold Shadbehr	Title	Interim City Manager	Phone	(310) 349-2910	E-Mail Address	ashadbehr@cityofhawthorne.org
Entity Assuming the Housing Functions Contact Name:		Title		Phone		E-Mail Address	

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	X
Exhibit B- Personal Property	
Exhibit C - Low-Mod Encumbrances	
Exhibit D - Loans/Grants Receivables	
Exhibit E - Rents/Operations	
Exhibit F- Rents	X
Exhibit G - Deferrals	X

Prepared By: Kim Wong, Rosenow Spevacek Group, Inc.

Date Prepared: 1-Aug-12

Exhibit A - Real Property

City of Hawthorne
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset[1]	Total square footage[2]	Square footage reserved for low-mod housing[3]	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Low-Mod Housing	12726 Grevillea Avenue, TR=9913 Lots 1 and 2 (APN: 4041-014-913)		14,399	Unknown	Yes	CRL	Feburary 1, 2012		$550,000		December 30, 1991 Acquisition, October 29, 2009 Covenant	Property Ownership, Affordability Covenant
2	Low-Mod Housing	11529 Gale Avenue, TR=1543 S 65 Ft of Lot 17 (APN: 4044-001-903)		10,267	10,267	Yes	CRL	Feburary 1, 2012	$1,740,000			November 14, 2008 Acquisition, October 29, 2009 Covenant	Property Ownership, Affordability Covenant
3	Low-Mod Housing	11537 Gale Avenue, TR=1543 N 44 Ft of Lot 16 (APN: 4044-001-013)		5,398	5,398	Yes	CRL	Feburary 1, 2012	$855,227			April 30, 2009 Acquisition, October 29, 2009 Covenant	Property Ownership, Affordability Covenant
4	Low-Mod Housing	11605 Gale Avenue, TR=1543 N 55.48 Ft of S 105.48 Ft of Lot (APN: 4044-002-900)		8,063	5,760	Yes	CRL	Feburary 1, 2012	$1,140,000			November 14, 2008 Acquisition, October 29, 2009 Covenant	Property Ownership, Affordability Covenant
5	Low-Mod Housing	12529 Truro Avenue, PM 193-67 Lot 1 (APN: 4041-009-072)		3,340	3,340	Yes	CRL	Feburary 1, 2012	$750,000			September 28, 2009 Acquisition, October 29, 2009 Covenant	Property Ownership, Affordability Covenant
6	Low-Mod Housing	12923 & 12938 Kornblum Avenue (Hawthorne Terrace), PM-194-88-90 Lot 3		N/A	N/A	Yes	CRL	Feburary 1, 2012	$250,000 (Promissory Note Loan)		$5,413,500	November 12, 2059 Covenant	Affordability Covenant, Promissory Note Loan
7	Low-Mod Housing	13000 Doty Avenue (TELACU Gardens), TR=874 Division A Lot 20 N		N/A	N/A	Yes	CRL, HUD Section 202, Section 8	Feburary 1, 2012					Affordability Covenant
8	Low-Mod Housing	4536 W 118th Street (TELACU Terrace), Hawthorne E 252.6 Ftex of St of Lot 1 An		N/A	N/A	Yes	CRL, HUD Section 202, Section 8	Feburary 1, 2012					Affordability Covenant
9	Low-Mod Housing	14115 Cordary Avenue (APN: 4051-030-016)		39,000	N/A	No	CRL	Feburary 1, 2012	$858,355.50			August 25, 2011	Property Ownership
10													
11													
12													
13													

a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

[1] Carrying value unknown.
[2] Property square footage per Tax Roll or property agreements/exhibits.
[3] Building/livable square footage per Tax Roll or property agreements/exhibits.

Exhibit B - Personal Property

City of Hawthorne

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	None							
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
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15								
16								
17								
18								
19								
20								

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

Exhibit C - Low-Mod Encumbrances

City of Hawthorne
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	None										
2											
3											
4											
5											
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8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											

a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit D - Loans/Grants Receivables

City of Hawthorne

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan[1]	$250,000	October 1, 2004	Southern California Housing Development Corporation	Financing operating reserves for the Hawthorne Terrace Project (APN: 4050-013-032, -033).	Yes	October 1, 2059		$ 165,950
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[1] As of June 30, 2011, the balance of the loan receivable was $165,950.

Exhibit E - Rents/Operations

City of Hawthorne
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/		Type of property with which they payments are associated b/		Property owner		Entity that collects the payments		Entity to which the collected payments are ultimately remitted		Purpose for which the payments are used		Is the property encumbered by a low-mod housing covenant?		Source of low-mod housing covenant c/		Item # from Exhibit A the rent/operation is associated with (if applicable)
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit F - Rents

City of Hawthorne
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
1	Rents - 12726 Grevillea Avenue	Low-Mod Housing	Redevelopment Agency of the City of Hawthorne	Finance Department - Licensing and Cashiering Division	City of Hawthorne Housing Successor Agency	Personnel costs and property maintenance	Yes	CRL	1
2	Rents - 11529 Gale Avenue	Low-Mod Housing	Redevelopment Agency of the City of Hawthorne	Finance Department - Licensing and Cashiering Division	City of Hawthorne Housing Successor Agency	costs and property maintenance	Yes	CRL	2
3	Rents - 11537 Gale Avenue	Low-Mod Housing	Redevelopment Agency of the City of Hawthorne	Finance Department - Licensing and Cashiering Division	City of Hawthorne Housing Successor Agency	Personnel costs and property maintenance	Yes	CRL	3
4	Rents - 11605 Gale Avenue	Low-Mod Housing	Redevelopment Agency of the City of Hawthorne	Finance Department - Licensing and Cashiering Division	City of Hawthorne Housing Successor Agency	Personnel costs and property maintenance	Yes	CRL	4
5	Rents - 12529 Truro Avenue	Low-Mod Housing	Redevelopment Agency of the City of Hawthorne	Finance Department - Licensing and Cashiering Division	City of Hawthorne Housing Successor Agency	Personnel costs and property maintenance	Yes	CRL	5
6									

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

City of Hawthorne

Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	SERAF	2009-10	$ 3,170,236	0%	$ 3,170,236	June 30, 2015
2	Plaza Project Area Housing Set-Aside Fund Deferral[1]	1985-86	$ 3,534,369	0%	$3,534,369	When funds are available
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[1] Resolution No. 179 pursuant to CRL 33334.6(d)

AGENDA ITEM NO. 12.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Approval of a Grant Agreement with the California Department of Transportation (Caltrans) for the Clean California Local Grant Program.

RECOMMENDED MOTION:
Staff recommends approving the grant agreement and authorizing the City Manager to execute the agreement and all related documents as necessary.

DISCUSSION:
The Clean California Local Grant Program provides funding to local agencies for projects that reduce litter, beautify public spaces, improve public health, and enhance community spaces. Under the proposed grant agreement, the City will receive funding from Caltrans to implement citywide Community Cleanups. This will focus on improving public spaces through letter reduction, beautification and environmental improvements.

The grant agreement will begin upon Caltrans approval and issuance of Notice to Proceed and will expire on November 1, 2027, with project closeout and reporting required by that time. Approval of this agreement will allow the City to move forward with implementing the project and receive reimbursement of $157,000 in eligible costs.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project will support economic development by enhancing the cleanliness of public spaces, making the City more attractive for residents, visitors, and businesses.

FISCAL IMPACT:
None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Funding Agreement

Clean California Local Grant Program (State)

Restricted Grant Agreement

This Restricted Grant Agreement (RGA), between the State of California acting by and through its Department of Transportation, referred to herein as **CALTRANS**, and the City of Hawthorne, hereinafter referred to as **AGENCY**, will commence on **April 1, 2026**, or upon approval by **CALTRANS**, whichever occurs later. This RGA is of no effect unless approved by **CALTRANS**. **AGENCY** shall not receive payment for work performed prior to approval of this RGA and before receipt of Notice to Proceed from **CALTRANS**. This RGA shall expire on **November 1, 2027**.

Recitals

1. Under this RGA, **CALTRANS** intends to convey State restricted grant funds to **AGENCY**, pursuant to Budget Act Line Item 2660-130-0001, who will implement the project pursuant to the attached Approved Grant Application and Amendment(s) to Grant Application, Attachment III under the terms, covenants, and conditions of this RGA.
2. **CALTRANS** and **AGENCY** intend that only funds that are authorized as restricted grants will be subject to this RGA, and that no funds that should be the subject of a Joint Powers Agreement, Interagency Agreement, or other non-grant agreement shall be subject to this RGA.
3. WHEREAS, the Clean CA Program, through its Clean CA Local Grants Program, is authorized under California Streets and Highways Code Section 91.41 to provide funding and resources to support local projects that advance the program's goals and objectives;
4. WHEREAS, California Streets and Highways Code Section 91.41 provides the legislative authority for the Clean CA Program to advance the following intent and objectives:
    a. Reduce Waste and Beautify Public Spaces: The primary goal of the program is to allocate grants to local and regional public agencies, transit agencies, and tribal governments to reduce waste and debris within public rights-of-way, tribal lands, parks, pathways, transit centers, and other public spaces. The program aims to enhance, rehabilitate, restore, or install measures to beautify and improve these public spaces.
    b. Improve Public Health and Community Placemaking: The program seeks to enhance public health, cultural connection, and community placemaking by improving public spaces for walking and recreation. By investing in the improvement of these spaces, it aims to create a positive and welcoming environment for the community.
    c. Promote Equity for Underserved Communities: The program places a strong emphasis on advancing equity for underserved communities.
    d. Support Sustainable Practices: The program encourages the implementation of sustainable practices in the beautification and enhancement of public spaces. This includes greening efforts, such as providing shade and reducing the urban heat island effect, as well as using native, low-water plants.
    e. Engage Local Communities: The program promotes community engagement by requiring project proposals to reflect community priorities. It encourages the involvement of local communities in the development and selection of projects to ensure they meet the needs and preferences of the affected population.
    f. Prohibit Displacement of Persons Experiencing Homelessness: The program prohibits grants from funding projects that displace persons experiencing homelessness. This

reflects the intention to address public space improvements without negatively impacting vulnerable populations.

g. Transparent and Efficient Grant Allocation: The program requires the program to issue a call for projects and announce grant awards. The guidelines for allocating grants must include project selection criteria and program evaluation metrics.

5. WHEREAS, the purpose of this RGA is to authorize Caltrans districts to enter into agreements with local agencies to support the development, implementation, and funding of local agencies partnership projects that align with the goals and priorities of the Clean CA Program and comply with California Streets and Highways Code Section 91.41;
6. WHEREAS, this RGA establishes a framework for Caltrans districts to provide financial contributions and other assistance to local agencies, fostering effective collaboration and coordination to deliver successful transit partnership projects;
7. WHEREAS, this RGA emphasizes transparency, objective evaluation, and fair allocation of resources, ensuring that projects scoring higher based on established criteria receive prioritization for funding and implementation;
8. WHEREAS, the Clean CA Program facilitates collaboration between Caltrans districts and local agencies to support litter abatement and public space beautification efforts on locally owned public right-of-way while creating workforce development opportunities for individuals facing barriers to employment that align with the goals and priorities of the Clean CA Program and comply with California Streets and Highways Code Section 91.41;
9. WHEREAS, the Clean CA Program, in partnership with Caltrans districts, seeks to enhance local right-of-way areas to address waste management challenges, graffiti mitigation, and public space beautification, thereby contributing to create cleaner, safer, and more equitable public spaces throughout California;
10. WHEREAS, the Clean CA Program, established by the State of California, is a transformative initiative which promotes sustainable transportation alternatives, reducing greenhouse gas emissions, and combatting climate change to improve the overall quality of life for residents and visitors of California;
11. WHEREAS, the Clean CA Program envisions a comprehensive approach to address transportation challenges, enhance transit infrastructure, and support local agencies in their efforts to create efficient, safe, and environmentally friendly transit options;
12. NOW, THEREFORE, in consideration of the premises and mutual covenants herein contained, the Parties enter into this RGA to advance the purpose and intent of the Clean CA transit initiative, harnessing the legislative authority provided under California Streets and Highways Code Section 91.41, and collaborating on transit partnership projects that contribute to a sustainable, innovative, and well-connected transportation network throughout the State of California.

Now, Therefore, based upon the terms, covenants, and conditions of this RGA, the parties agree as follows:

Section I

AGENCY Agrees:

To timely and satisfactorily complete all Project work described in **Attachment III** (“Project Work”) within the project budget and in accordance with the items of this RGA.

Section II

CALTRANS Agrees:

That when conducting an audit of the costs claimed by **AGENCY** under the provisions of this RGA, to conduct the audit in accordance with applicable laws and regulations.

Section III

It Is Mutually Agreed:

1. Under this RGA, **CALTRANS** will convey State grant restricted funds to **AGENCY**, pursuant to Budget Act Line Item 2660-130-0001, and **AGENCY** will use the funds to only conduct the scope of work identified in this agreement and authorized by Streets and Highway Code section 91.41 The funds subject to this RGA must be identified as available to a public entity that is responsible for implementing the scope of work authorized under the Clean California Program in **CALTRANS**' budget, and **AGENCY** represents and warrants that it is a public entity that is responsible for implementing the scope of work authorized under the Clean California Program.
2. Under this restricted grant, funds may be only used for the purposes set forth in this RGA, **AGENCY** Resolution **(Attachment IV),** Approved Grant Application and Amendment(s) to Grant Application **(Attachment III)**, and the Grant Program Guidelines (**Attachment I**), and the funds may only be used for costs and expenses that are directly related to such purpose.
3. **AGENCY** shall perform all the duties and obligations described in **Community Clean Ups,** hereinafter "Project", subject to the terms and conditions of this RGA and Approved Grant Application and Amendment(s) to Grant Application **(Attachment III)**, which are attached hereto as **Attachment III**.
4. The resolution authorizing **AGENCY** to execute this RGA pertaining to the above-described Project is attached hereto as **Attachment IV**.
5. All services performed by **AGENCY** pursuant to this RGA shall be subject to and performed in accordance with California Streets and Highways Code §91.41 including, but not limited to, Government Code Section 14460(a)(1), as well as all applicable Federal, State, and Local laws, regulations, and ordinances, all applicable **CALTRANS** policies and procedures, and all applicable **CALTRANS** published manuals, including, but not limited to, the Grant Program Guidelines (**Attachment I**).

   California Government Code Section 14460(a)(1) provides: "The department **[CALTRANS]**, and external entities that receive state and federal transportation funds from the department, are spending those funds efficiently, effectively, economically, and in compliance with applicable state and Federal requirements. Those external entities include, but are not limited to, private for profit and nonprofit organizations, local transportation agencies, and other local agencies that receive transportation funds either through a contract with the department or through an agreement or grant administered by the department."

6. Project funding is as follows:

Fund Title	Fund Source	Dollar Amount
Clean California Funds	State General Fund (0001) Budget Item 2660-130-0001 State Program Code 20.30.010.900 FY 2025/26	$157,000
	Total Project Costs	**$157,000**

For Caltrans Use Only

I hereby Certify upon my own personal knowledge that budgeted funds are available for encumbrance.			
Accounting Officer Printed Name	Accounting Officer Signature	Date	Amount Certified

7. This RGA is exempt from the legal review and approval by the Department of General Services, pursuant to Legal Opinions of the Attorney General: 58 Ops. Cal. Atty. Gen. 586 (1975), 63 Ops. Cal. Atty. Gen. 290 (1980), 74 Ops. Cal. Atty. Gen. 10 (1991), and 88 Ops. Cal. Atty. Gen. 56.

8. Notification of Parties

   a. **AGENCY's** Project Manager for Project is Selena Acuna, Public Works Manager

   b. **CALTRANS'** District Partnership Liaison is Shirin Parsa, (213) 503-1765. "District Partnership Liaison" as used herein includes his/her designee.

   c. All notices herein provided to be given, or which may be given, by either party to the other, shall be deemed to have been fully given when made in writing and received by the parties at their respective addresses:

   City of Hawthorne
   Attention: Selena Acuna, Public Works Manager
   Phone Number: 310-349-2982
   Email: sacuna@cityofhawthorne.org
   4455 w 126th St.
   Hawthorne, California 90250

   California Department of Transportation, District Partnership Liaison
   District 7 /Clean California
   Attention: Shirin Parsa, TE/Grant Manager
   Phone Number: (213) 503-1765
   Email: shirin.parsa@dot.ca.gov
   100 S. Main St.
   Los Angeles, California 90012

9. Period of Performance

   a. Reimbursable work under this RGA shall begin no earlier than on **April 1, 2026**, following the written approval of **CALTRANS** and **AGENCY's** receipt of the Notice to Proceed letter of this RGA by **CALTRANS**. All reimbursable work shall terminate no later than **November 1, 2027**. Project closeout and final invoicing to **CALTRANS** must be submitted no later than **June 30, 2027**. Work incurred after **November 1, 2027,** will not be reimbursed. Payment shall be forfeit for any and all invoicing submitted to **CALTRANS** after **November 1, 2027**. Notwithstanding the foregoing, Caltrans will reimburse for actual close out costs incurred by **AGENCY** through **November 1, 2027** (which, in total, shall not exceed 5% of the grant award).

   b. If requested by the **CALTRANS District Partnership Liaison, AGENCY** will attend a kickoff meeting with **CALTRANS** to be scheduled within one (1) week from receipt of Notice to Proceed sent by **CALTRANS**.

10. Changes in Terms/Amendments

    This Agreement may only be amended or modified by mutual written agreement of the parties.

11. Cost Limitation

    a. The maximum total amount granted and reimbursable to **AGENCY** pursuant to this RGA by **CALTRANS** shall not exceed **$157,000**

    b. It is agreed and understood that the Clean CA funds are limited to the amount granted. **CALTRANS** will only reimburse the cost of services actually incurred in accordance with the provisions of this RGA and as authorized by the **CALTRANS District Partnership Liaison** at or below that fund limitation established herein.

12. Termination

    a. **CALTRANS** reserves the right to terminate this RGA upon written notice to **AGENCY** at least 30 days in advance of the effective date of such termination in the event **CALTRANS** determines (at its sole discretion) that **AGENCY** failed to proceed with PROJECT Work in accordance with the terms of this RGA. In the event of termination for convenience, **CALTRANS** will reimburse **AGENCY** for all allowable, authorized, and non-cancelled costs up to the date of termination. **AGENCY** shall return any unused advance amounts which cannot be supported by eligible expenditure documentation.

    b. This RGA may be terminated by either party for any reason by giving written notice to the other party at least 30 days in advance of the effective date of such termination. In the event of termination for convenience, **CALTRANS** will reimburse **AGENCY** for all costs that are expressly allowable, pre-authorized in writing, and non-cancellable, up to the date of termination.

    c. **AGENCY** has 60 days after the Termination Date to submit accurate invoices to **CALTRANS** to make final allowable payments for Project costs in accordance with the terms of this RGA. Failure to submit invoices within this period of time shall result in a waiver by **AGENCY** of its right to reimbursement of expended costs. Costs that are reimbursed and later determined to be ineligible for reimbursement shall be returned by **AGENCY** to **CALTRANS**.

13. Budget Contingency Clause

    a. It is mutually agreed that if the US Congress or the State Legislature fail to appropriate or allocate funds during the current year and/or any subsequent years covered under this RGA do not appropriate sufficient funds for the program, this RGA shall be of no further force and effect. In this event, **CALTRANS** shall have no liability to pay any funds whatsoever to **AGENCY** or to

furnish any other considerations under this RGA and **AGENCY** shall not be obligated to perform any provisions of this RGA.

b. The certification of FY 2025/26 funds will be contingent upon the passage of the FY 2023/24 Budget. Payment for any work performed that is funded by FY 2023/24 will be delayed if the FY 2023/24 Budget is not signed by June 30, 2023. Pursuant to Government Code (GC), Section 926.10, no late payment penalty shall accrue during any time period for which no Budget Act in effect. If funding for any fiscal year is reduced or deleted by US Congress or State Legislature for purposes of this program, **CALTRANS** shall have the option to either terminate this RGA with no liability occurring to **CALTRANS** or offer an RGA Amendment to **AGENCY** to reflect reduced amount.

14. Payment and Invoicing

a. **AGENCY**, its contractors, subcontractors and sub-recipients, shall establish and maintain an accounting system and records that properly accumulate and segregate incurred Project costs and matching funds by line. The accounting system of **AGENCY**, its contractors, all subcontractors, and sub-recipients shall conform to Generally Accepted Accounting Principles (GAAP) and any standards specified by the source of funds, to enable the determination of incurred costs at interim points of completion, and to provide support for reimbursement payment vouchers or invoices.

b. The method of payment for this RGA will be based on the actual allowable costs that are incurred in accordance with the provisions of this RGA and in the performance of the Approved Grant Application and Amendment(s) to Grant Application **(Attachment III)**. **CALTRANS** will reimburse **AGENCY** for expended actual allowable direct costs, and including, but not limited to, labor costs, travel, and contracted consultant services costs incurred by **AGENCY** in performance of the Project Work. Indirect costs are reimbursable only if the **AGENCY** has identified the estimated indirect cost rate in **Attachment II** and an approved Indirect Cost Allocation Plan or an Indirect Cost Rate Proposal as set forth in **Section III–Cost Principles, Item 16d**. The total cost shall not exceed the cost reimbursement limitation set forth in **Section III–Cost Limitations, Item 11a**. Actual costs shall not exceed the estimated wage rates, labor costs, travel, and other estimated costs and fees set forth in **Attachment III** without an amendment to this RGA, as agreed between **CALTRANS** and **AGENCY**.

c. Reimbursement of **AGENCY** expenditures will be authorized only for those allowable costs actually incurred by **AGENCY** in accordance with the provisions of this RGA and in the performance of Project Work. **AGENCY** must not only have incurred the expenditures on or after the start date and the issuance of the Notice to Proceed letter for this RGA and before the Expiration Date but must have also paid for those costs to claim any reimbursement.

d. The **AGENCY** indirect cost rate must be approved in writing by the California Department of Transportation Independent Office of Audits and Investigations or federal cognizant agency before any reimbursement payment is made by **CALTRANS** to **AGENCY** for such cost.

e. Travel expenses and per diem rates are not to exceed the rate specified by the State of California Department of Human Resources for similar employees (i.e. non-represented employees) unless written verification is supplied that government hotel rates were not then commercially available to **AGENCY**, its subrecipients, contractors, and/or subcontractors, at the time and location required as specified in the California Department of Transportation's Travel Guide Exception Process at the following link: https://travelpocketguide.dot.ca.gov/.

Also see website for summary of travel reimbursement rules.

f. **AGENCY** shall submit invoices to **CALTRANS** at least quarterly, but no more frequently than monthly, in arrears upon completion of project tasks, milestone and/or deliverables in accordance with the Project Timeline in **Attachment III** to the satisfaction of **CALTRANS District Partnership Liaison**

g. Invoices shall reference this RGA Number and shall be signed and submitted to **CALTRANS District Partnership Liaison**, as stated in **Section III–Notification of Parties, Item 8c**.

h. Invoices shall include the following information:

   1) Names of the **AGENCY** personnel performing work

   2) Dates and times of Project Work

   3) Locations of Project Work

   4) Itemized costs as set forth in **Attachment III**, including identification of each employee, contractor or subcontractor staff who provided services during the period of the invoice, the number of hours and hourly rates for each employee, contractor, sub-recipient or subcontractor staff member, authorized travel expenses with receipts, receipts for authorized materials or supplies, and contractor, subrecipient and subcontractor invoices.

   5) **AGENCY** shall submit written progress reports with each set of invoices to allow **CALTRANS District Partnership Liaison** to determine if **AGENCY** is performing to expectations, is on schedule, is within funding cost limitations, to communicate interim findings, and to afford occasions for airing difficulties respecting special problems encountered so that remedies can be developed.

i. Incomplete or inaccurate invoices shall be returned to the **AGENCY** unapproved for correction. Failure to submit invoices on a timely basis may be grounds for termination of this RGA for material breach per Section III–Termination, Item 12.

j. **CALTRANS** will reimburse **AGENCY** for all allowable Project costs at least quarterly, but no more frequently than monthly, in arrears as promptly as **CALTRANS** fiscal procedures permit upon receipt of an itemized signed invoice.

k. The RGA Expiration Date refers to the last date for **AGENCY** to incur valid Project costs or credits and is the date this RGA expires. **AGENCY** has until **June 30, 2027,** to make final allowable payments to Project contractors or vendors, and November 1, 2027, to submit the Project's Final Report, as defined in Attachment I and a final invoice to **CALTRANS** for reimbursement for allowable Project costs. Any unexpended Project funds not invoiced by the 60th day will be reverted and will no longer be accessible to reimburse late Project invoices contractor.

l. The final invoice will be paid upon submission by **AGENCY** to **CALTRANS** and acceptance by **CALTRANS** of the Final Delivery Report. Complete final delivery reports and invoices must be submitted to **CALTRANS** by **November 1, 2027**.

15. Quarterly Progress Reporting

a. AGENCY shall submit written quarterly progress reports to the **CALTRANS District Partnership Liaison** to determine if **AGENCY** is performing to expectations, is on schedule, is within funding cost limitations, to communicate interim findings, and to afford occasions for airing difficulties respecting special problems encountered so that remedies can be developed.

16. Cost Principles

    a. **AGENCY** agrees to comply with Title 2, Code of Federal Regulations (CFR), Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

    b. **AGENCY** agrees, and will assure that its contractors, sub-recipients, in-kind contributors, and subcontractors will be obligated to agree, that (a) Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., shall be used to determine the allowability of individual Project cost items and (b) and (b) all parties shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Every sub-recipient receiving Project funds as a sub-recipient, contractor, or subcontractor under this RGA shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards to the extent applicable.

    c. Any Project costs for which **AGENCY** has received payment or credit that are determined by subsequent audit to be unallowable under 2 CFR, Part 200, and/or Part 48, Chapter 1, Part 31, are subject to repayment by **AGENCY** to **CALTRANS**. Should **AGENCY** fail to reimburse moneys due CALTRANS within 30 days of discovery or demand, or within such other period as may be agreed in writing between the parties hereto, **CALTRANS** is authorized to intercept and withhold future payments due **AGENCY** from **CALTRANS** or any third-party source, including, but not limited to, the State Treasurer, the State Controller or any other fund source.

    d. Prior to **AGENCY** seeking reimbursement of indirect costs, **AGENCY** must have identified estimated indirect cost rate in **Attachment II,** prepare and submit annually to **CALTRANS** for review and approval an indirect cost rate proposal and a central service cost allocation plan (if any) in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and Chapter 5 of the Local Assistance Procedures Manual which may be accessed at: https://dot.ca.gov/-/media/dot-media/programs/local-assistance/documents/lapm/ch05.pdf

    e. **AGENCY** agrees and shall require that all its agreements with consultants and subrecipients contain provisions requiring adherence to this section in its entirety **except for section c**, **above**.

17. Americans with Disabilities Act

    By signing this Agreement, **AGENCY** assures **CALTRANS** that in the course of performing Project Work, it will fully comply with the applicable provisions of the Americans with Disabilities Act (ADA) of 1990, as amended, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA (42 USC Section 12101 et seq.).

18. Iran Contracting Act

    AGENCY must complete and submit to **CALTRANS** the Iran Contracting Act Certification certifying that it is not on the most current DGS list of Entities Prohibited from Contracting with Public Entities in California per the Iran Contracting Act, 2010 (https://www.dgs.ca.gov/PD/Resources/Page-Content/Procurement-Division-Resources-List-Folder/List-of-Ineligible-Businesses), before the Agreement has been executed, unless Contractor is exempted from the certification requirement by Public Contract Code Section 2205(c) or (d). If claiming an exemption, the proposed Contractor

shall provide written evidence that supports an exemption under Public Contract Code Section 2203(c) or (d) before execution of the Agreement.

19. Indemnification

    a. Neither **CALTRANS** nor any officer or employee thereof is responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by **AGENCY**, its officers, employees, agents, its contractors, its subrecipients, or its subcontractors under or in connection with any work, authority, or jurisdiction conferred upon **AGENCY** under this RGA. It is understood and agreed that **AGENCY** shall fully defend, indemnify, and save harmless **CALTRANS** and all of **CALTRANS**' officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, including, but not limited to, tortuous, contractual, likeness statutes under California Civil Code §§ 3344 and 3344.1, inverse condemnation, or other theories or assertions of liability occurring by reason of anything done or omitted to be done by **AGENCY**, its officers, employees, agents, contractors, subrecipients, or subcontractors under this RGA.

    b. **AGENCY** agrees to fully defend, indemnify, and save harmless **CALTRANS** and all of its officers and employees from any and all claims, lawsuits, or legal actions, including reasonable attorneys' fees and legal costs, relating to intellectual property claims arising from or related to the Project and/or any work procured under this RGA, including but not limited to claims based on (1) U.S. federal or state trademark infringement laws, (2) patent infringement laws (3) 17 U.S.C. §§ 101-810 (the Copyright Act of 1976, as modified), (4) 17 U.S.C. § 106A(a) (the Visual Artists Rights Act of 1990, "VARA"), (5) 17 U.S.C. § 113, (6) California Civil Code § 987 (the California Art Preservation Act), California Civil Code §989, or (7) any other rights arising under U.S. federal or state laws or under the laws of any other country that conveys rights and protections of the same nature as those conveyed under 17 U.S.C. §106A(a) and California Civil Code §987, including intellectual property claims arising from or related to breach of contract, inverse condemnation, conversion, and/or taking of property.

20. Nondiscrimination Clause (2 CCR 11105 Clause b)

    a. During the performance of this RGA, the **AGENCY**, its contractors, its subrecipients, and its subcontractors shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. **AGENCY** shall ensure that the evaluation and treatment of employees and applicants for employment are free of such discrimination.

    b. **AGENCY** shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code Sections 12900 et seq.), the regulations promulgated thereunder (California Code of Regulations, Title 2, Sections 11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code Sections 11135-11139.5), and the regulations or standards adopted by **CALTRANS** to implement such article.

    c. **AGENCY** shall permit access by representatives of the Department of Fair Employment and Housing and **CALTRANS** upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other

sources of information and its facilities as said Department or **CALTRANS** shall require to ascertain compliance with this clause.

d. **AGENCY** and its contractors, its sub-recipients, and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

e. **AGENCY** shall include the nondiscrimination and compliance provisions of this clause in all agreements with its sub-recipients, contractors, and subcontractors, and shall include a requirement in all agreements with all of same that each of them in turn include the nondiscrimination and compliance provisions of this clause in all contracts and subcontracts they enter into to perform work under this RGA.

21. Retention of Records/Audits

a. **AGENCY**, its contractors, subcontractors, and sub-recipients, agree to comply with Title 2, Code of Federal Regulations (CFR), Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

b. **AGENCY**, its contractors, subcontractors, and sub-recipients shall establish and maintain an accounting system and records that properly accumulate and segregate incurred Project costs and matching funds by line. The accounting system of **AGENCY**, its contractors, all subcontractors, and sub-recipients shall conform to Generally Accepted Accounting Principles (GAAP), enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices. All accounting records and other supporting papers of **AGENCY**, its contractors, subcontractors and sub-recipients connected with Project performance under this RGA shall be maintained for a minimum of three (3) years from the date of final payment to **AGENCY** and shall be held open to inspection, copying, and audit by representatives of **CALTRANS**, the California State Auditor, and auditors representing the federal government. Copies thereof will be furnished by **AGENCY**, its contractors, its subcontractors, and sub-recipients upon receipt of any request made by **CALTRANS** or its agents. In conducting an audit of the costs and match credits claimed under this RGA, **CALTRANS** will rely to the maximum extent possible on any prior audit of **AGENCY** pursuant to the provisions of State and **AGENCY** law. In the absence of such an audit, any acceptable audit work performed by **AGENCY's** external and internal auditors may be relied upon and used by **CALTRANS** when planning and conducting additional audits.

c. For the purpose of determining compliance with applicable State and **AGENCY** law in connection with the performance of **AGENCY's** contracts with third parties pursuant to Government Code Section 8546.7**, AGENCY**, **AGENCY's** sub-recipients, contractors, subcontractors, and **CALTRANS**, shall each maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above referenced parties shall make such materials available at their respective offices at all reasonable times during the entire Project period and for three (3) years from the date of final payment to **AGENCY** under this RGA. **CALTRANS**, the California State Auditor, or any duly authorized representative of **CALTRANS** or the United States Department of Transportation, shall each have access to any books, records, and documents that are pertinent to a Project for audits, examinations, excerpts, and transactions, and **AGENCY** shall furnish copies thereof if requested.

d. **AGENCY**, its subrecipients, contractors, and subcontractors will permit access to all records of employment, employment advertisements, employment application forms, and other pertinent

data and records by the State Fair Employment Practices and Housing Commission, or any other agency of the State of California designated by **CALTRANS**, for the purpose of any investigation to ascertain compliance with this RGA.

e. Additionally, all grants may be subject to a pre-award audit prior to execution of this RGA to ensure **AGENCY** has an adequate financial management system in place to accumulate and segregate reasonable, allowable and allocable costs.

f. Any contract with a contractor, subcontractor, or sub-recipient entered into as a result of this RGA shall contain all the provisions of this article.

22. Adjudication of Facts in Disputes

a. Any dispute concerning a question of fact arising under this RGA that is not disposed of by agreement shall be decided by the **CALTRANS** Contract Officer, who may consider any written or verbal evidence submitted by **AGENCY**. The **CALTRANS** Contract Officer shall issue a written decision within 30 days of receipt of the dispute. If **AGENCY** rejects the decision of the **CALTRANS** Contract Officer, **AGENCY** can pursue any and all remedies authorized by law. Neither party waives any rights to pursue remedies authorized by law.

b. Neither the pendency of a dispute nor its consideration by **CALTRANS** Contract Officer will excuse **AGENCY** from full and timely performance in accordance with the terms of this RGA.

23. Third-Party Contracts

a. **AGENCY** shall perform the work contemplated with resources available within its own organization and no portion of the work shall be contracted to a third party without prior written authorization by the **CALTRANS District Partnership Liaison** unless expressly included (subrecipient identified) in **Attachment III** as Project Work.

b. All State-government-funded procurements must be conducted using a fair and competitive procurement process. **AGENCY** may use its own procurement procedures as long as the procedures comply with the local **AGENCY's** laws, rules, and ordinances governing procurement and all applicable provisions of State law, including, without limitation, the requirement that the **AGENCY** endeavor to obtain at least three (3) competitive bids for solicitation of goods, services, and consulting services (see Part 2, Chapter 2, Articles 3 and 4 of the Public Contract Code); a qualifications-based solicitation process, for which statements of qualifications are obtained from at least three (3) qualified firms for architecture and engineering services (see Title 1, Division 5, Chapter 10 of the Government Code); and, the applicable provisions of the State Contracting Manual (SCM), Chapter 5, which are not inconsistent with this **Item 23, Third Party Contracts**. The SCM can be found and the following link: https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/State-Contracting.

c. Any contract entered into as a result of this RGA shall contain all the provisions stipulated in this RGA to be applicable to **AGENCY's** sub-recipients, contractors, and subcontractors. Copies of all agreements with sub-recipients, contractors, and subcontractors, must be submitted to the **CALTRANS District Partnership Liaison**.

d. **CALTRANS** does not have a contractual relationship with the **AGENCY's** subrecipients, contractors, or subcontractors, and the **AGENCY** shall be fully responsible for all work performed by its subrecipients, contractors, or subcontractors.

e. Prior authorization in writing by the **CALTRANS District Partnership Liaison** shall be required before **AGENCY** enters into any non-budgeted sub-agreement. **AGENCY** shall provide an evaluation of the necessity or desirability of incurring such costs. **AGENCY** shall retain all receipts for such purchases or services and shall submit them with invoices per **Section III–Payment and Invoicing**, **Item 14(h)(4)**, **above**.

f. Any contract entered into by **AGENCY** as a result of this RGA shall mandate that travel and per diem reimbursements and third-party contract reimbursements to subrecipients, contractors, and subcontractors, will be allowable as Project costs only after those costs are incurred and paid for by the subrecipients, contractors, and subcontractors. Travel expenses and per diem rates for subcontractors shall be reimbursed pursuant to **Section III–Payment and Invoicing**, **Item 14c**, **above**.

24. Drug-Free Workplace Certification

By signing this RGA, **AGENCY** hereby certifies under penalty of perjury under the laws of California that **AGENCY** will comply with the requirements of the Drug-Free Workplace Act of 1990 (Gov. Code Sections 8350 et seq.) and will provide a Drug-Free workplace by doing all of the following:

a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations, as required by Government Code Section 8355(a).

b. Establish a Drug-Free Awareness Program as required by Government Code Section 8355(a)(2) to inform employees about all of the following:

1) The dangers of drug abuse in the workplace.

2) The person's or organization's policy of maintaining a Drug-Free workplace.

3) Any available counseling, rehabilitation, and employee assistance programs.

4) Penalties that may be imposed upon employees for drug abuse violations.

c. Provide, as required by Government Code Section 8355(a)(3), that every employee who works on the proposed contract or grant:

1) Will receive a copy of the company's Drug-Free policy statement.

2) Will agree to abide by the terms of the company's statement as a condition of employment on the contract or grant.

d. Failure to comply with these requirements may result in suspension of payments under this RGA or termination of this RGA or both, and **AGENCY** may be ineligible for the award of any future state contracts if **CALTRANS** determines that any of the following has occurred: (1) **AGENCY** has made a false certification or, (2) **AGENCY** violates the certification by failing to carry out the requirements as noted above.

25. Relationship of Parties

It is expressly understood that this agreement is executed by and between two (2) independent governmental entities and is not intended to, and shall not be construed to, create the relationship of agent, servant, employee, partnership, joint venture or association, or any other relationship whatsoever other than that of an independent party.

26. State-Owned Data

    a. **AGENCY** agrees to comply with the following requirements to ensure the preservation, security, and integrity of State-owned data on portable computing devices and portable electronic storage media:

        1) Encrypt all State-owned data stored on portable computing devices and portable electronic storage media using government-certified Advanced Encryption Standard (AES) cipher algorithm with a 256-bit or 128-bit encryption key to protect **CALTRANS** data stored on every sector of a hard drive, including temp files, cached data, hibernation files, and even unused disk space.

        2) Data encryption shall use cryptographic technology that has been tested and approved against exacting standards, such as FIPS 140-2 Security Requirements for Cryptographic Modules.

        3) Encrypt, as described above, all State-owned data transmitted from one computing device or storage medium to another.

        4) Maintain confidentiality of all State-owned data by limiting data sharing to those individuals contracted to provide services on behalf of the State, and limit use of State information assets for State purposes only.

        5) Install and maintain current anti-virus software, security patches, and upgrades on all computing devices used during the course of the Agreement.

        6) Notify the **CALTRANS District Partnership Liaison** immediately of any actual or attempted violations of security of State-owned data, including lost or stolen computing devices, files, or portable electronic storage media containing State-owned data.

        7) Advise the owner of the State-owned data, the **AGENCY** Information Security Officer, and the **AGENCY** Chief Information Officer of vulnerabilities that may present a threat to the security of State-owned data and of specific means of protecting that State-owned data.

    b. **AGENCY** agrees to use the State-owned data only for State purposes under this Agreement.

    c. **AGENCY** agrees to not transfer State-owned data to any computing system, mobile device, or desktop computer without first establishing the specifications for information integrity and security as established for the original data file(s) (State Administrative Manual (SAM) Section 5335.1).

27. CALTRANS' Use of "Before" and "After" Project Photographs

    a. **AGENCY** acknowledges it provided a "Before" photograph of the Project with the **AGENCY**'s application for the Clean California Local Grant Program. **AGENCY** acknowledges and agrees it must provide an "After" photograph of the Project as part of the close out reporting process.
    b. **AGENCY** warrants it is the copyright owner of the "Before" and "After" Project photographs.
    c. Neither the "Before" nor "After" Project photographs shall include the faces of any individuals.
    d. **AGENCY** grants to **CALTRANS** an irrevocable, perpetual, royalty-free, sublicensable, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of the "Before" and "After" Project photographs, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication.

e. When applicable, **AGENCY** shall obtain and provide to **CALTRANS** any and all documentation **CALTRANS** reasonably determines is necessary or desirable to perfect the license described in this RGA to **CALTRANS**. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

28. Limited Grant of Rights to **CALTRANS** for Use of Educational Programming ("educational programming") Created or Produced for Project and Visual Art Located Outside of State Right-of-Way ("**Artwork**") Created or Produced for Project

a. Educational programming:

i. **AGENCY** shall obtain from any and all copyright owner(s) of educational programming a sublicensable, irrevocable, perpetual, royalty-free, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of the educational programming created or produced for Project under this RGA, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, exhibition catalogues or other similar publication. **AGENCY** shall obtain any and all other intellectual property rights necessary to make this grant to **CALTRANS** as described in this RGA.

ii. **AGENCY** grants to **CALTRANS** an irrevocable, perpetual, royalty-free, sublicensable, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of the educational programming created or produced for Project under this RGA, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication.

iii. When applicable, **AGENCY** shall obtain and provide to **CALTRANS** any and all documentation **CALTRANS** reasonably determines is necessary or desirable to perfect the license or sublicense described in this RGA to **CALTRANS**. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

iv. To the extent any logos, including trademarks or service marks, belonging to third parties and/or the **AGENCY** are used on educational programming created or produced for Project under this RGA, **AGENCY** agrees to obtain and grant all necessary rights for **CALTRANS** to use and allow agents of **CALTRANS** to use the logos in connection with use of the educational programming for non-commercial purposes or State government purposes. This includes but is not limited to reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education and exhibition catalogues or other similar publication. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

b. **Artwork**:

i. **AGENCY** shall obtain from the artist(s), or any other copyright owner(s) of **Artwork**, a sublicensable, irrevocable, perpetual, royalty-free, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of **Artwork** created or produced for Project under this RGA, or

derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication. **AGENCY** shall obtain any and all other intellectual property rights necessary to make this grant to **CALTRANS** as described in this RGA.

ii. **AGENCY** grants to **CALTRANS** an irrevocable, perpetual, royalty-free, sublicensable, unlimited, worldwide license to prepare derivative works, make, publish, display, and distribute two-dimensional reproductions and/or copies, digitally and in print, of **Artwork** created or produced for Project under this RGA, or derivatives thereof, for non-commercial purposes or any State government purposes. This includes, but is not limited to, reproductions used in brochures, media publicity, public outreach campaigns (including television and social media campaigns), education, and exhibition catalogues or other similar publication.

iii. **AGENCY** shall obtain and provide to **CALTRANS** any and all documentation **CALTRANS** reasonably determines is necessary or desirable to perfect the license or sublicense described in this RGA to **CALTRANS**. This documentation shall be provided to **CALTRANS** within fifteen (15) days of written notice that this documentation is required.

29. Government Purpose Rights for Inventions

a. Inventions are any idea, methodologies, design, concept, technique, invention, discovery, improvement or development regardless of patentability made solely by **AGENCY** or jointly with the **AGENCY's** contractor, subcontractor and/or subrecipient during the term of this RGA and in performance of any work under this RGA, provided that either the conception or reduction to practice thereof occurs during the term of this RGA and in performance of work issued under this RGA.

b. **CALTRANS** will have Government Purpose Rights to any inventions created as a result of the Project. "Government Purpose Rights" are the unlimited, irrevocable, worldwide, perpetual, royalty-free, non-exclusive rights, and licenses to use, modify, reproduce, perform, release, display, create derivative works from, and disclose any said invention. "Government Purpose Rights" also include the right to release or disclose said invention(s) outside **CALTRANS** for any State government purpose and to authorize recipients to use, modify, reproduce, perform, release, display, create derivative works from, and disclose the invention(s) for any State government purpose. "Government Purpose Rights" do not include any rights to use, modify, reproduce, perform, release, display, create derivative works from, or disclose the invention(s) for any commercial purpose.

30. Additional Intellectual Property Provisions

a. To the extent any intellectual property is created or produced for Project under this RGA, and not covered in other provisions of this RGA, **AGENCY** agrees to take reasonable steps to ensure that **CALTRANS** has the rights necessary to allow for use of the intellectual property in a fashion substantially similar to other rights for non-commercial uses and State government purposes described in this RGA.

b. If additional uses are reasonably determined to be needed by **CALTRANS** for public outreach purposes, **AGENCY** will obtain rights and grant **CALTRANS** and its agents said additional rights for use of the "Before" and "After" Project photos, **Artwork** created or produced for Project under this RGA, and educational programming created or produced for Project under this RGA.

The grant will be an irrevocable, non-exclusive, perpetual, royalty-free, sublicensable, unlimited, worldwide license.

c. When requested to so do by **AGENCY**, all reproductions and/or copies by **CALTRANS** of "Before" or "After" Project photographs, educational programming, and **Artwork** shall contain a credit to the Artist/ Copyright owner(s) and a copyright notice in substantially the following form: © [Artist/Copyright owner's name, date of publication]. **AGENCY** bears sole responsibility to promptly notify **CALTRANS,** in writing**,** about instances where such accreditation is requested and provide the Artist/ Copyright owner's name and date of publication. **CALTRANS** will make reasonable efforts to affix the copyright notice in a timely manner.

d. Required disclaimer language for educational programming and **Artwork** created or produced for Project under this RGA.

   i. Educational programming: **AGENCY** must place a disclaimer statement in a conspicuous manner on the educational programming created or produced for Project under this RGA a disclaimer that states the content of the educational programming does not reflect the official views or policies of **CALTRANS**. The educational programming does not constitute a standard, specification, or regulation.

   ii. **Artwork**: **AGENCY** must place a disclaimer statement in a conspicuous manner on or in close proximately to the **Artwork** created or produced for Project under this RGA a disclaimer statement that the contents of the artwork do not reflect the official views or policies of **CALTRANS**.

e. Avoidance of Infringement: In performing work under this RGA, **AGENCY** and its employees agree to avoid designing or developing any items that infringe one or more patents or other intellectual property rights of any third party. If **AGENCY** or its employees becomes aware of any such possible infringement in the course of performing any work under this RGA, **AGENCY** or its employees shall immediately notify **CALTRANS** in writing.

f. **Contractors, Subcontractors, and Subrecipients:** Through contract with its sub-recipients, contractors, and subcontractors, **AGENCY** shall affirmatively bind by contract all of its contractors, subcontractors, subrecipients, and service vendors (hereinafter "**AGENCY's Contractor/Subcontractor/Subrecipient**") providing services under this RGA to conform to the provisions of paragraphs 31-33 of this RGA. In performing services under this RGA, **AGENCY's** Contractor/Subcontractor/Subrecipient shall agree to avoid designing or developing any items that infringe one (1) or more patents or other intellectual property rights of any third party. If **AGENCY's** Contractor/Subcontractor/Subrecipient becomes aware of any such possible infringement in the course of performing any work under this RGA, **AGENCY's** Contractor/Subcontractor/Subrecipient shall immediately notify the **AGENCY** in writing, and **AGENCY** will then immediately notify **CALTRANS** in writing.

31. Visual Art Located on California State Right-of-Way

AGENCY agrees if Project involves visual art located on California State right-of-way, Project must be submitted and adhere to **CALTRANS**' most current Transportation Art Proposal process, policies, guidelines, and requirements. Information regarding **CALTRANS**' Transportation Art program can be found at https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-j-transportation-art. **AGENCY** bears sole responsibility for ensuring that any Project will be timely submitted through **CALTRANS**' Transportation Art Proposal process, approved, and installed prior to any deadlines as required by this RGA.

a. **AGENCY** acknowledges that funds provided by **CALTRANS** under this RGA shall not be used for maintenance outside of the project time limits as provided in this RGA.

b. **AGENCY** acknowledges that the **CALTRANS**' Transportation Art Proposal process requires, among other things, **CALTRANS** ownership of any tangible visual final artwork, an unlimited, irrevocable copyright assignment to **CALTRANS** of the final artwork, and waiver of moral rights under California Civil Code § 987 (the California Art Preservation Act) and 17 U.S.C. § 106A(a) (the Visual Artists Rights Act of 1990, "VARA") of the final artwork.

c. **AGENCY** acknowledges that any submittal to the **CALTRANS**' Transportation Art Proposal process includes restrictions on the type of work that can be located on California State right-of-way.

32. Assumption of Risk and Indemnification Regarding Exposure to Environmental Health Hazards

In addition to, and not a limitation of, **AGENCY's** indemnification obligations contained elsewhere in this Agreement, **AGENCY** hereby assumes all risks of the consequences of exposure of **AGENCY's** employees, agents, Subcontractors, Subcontractors' employees, and any other person, firm, or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement, to any and all environmental health hazards, local and otherwise, in connection with the performance of this Agreement. Such hazards include, but are not limited to, bodily injury and/or death resulting in whole or in part from exposure to infectious agents and/or pathogens of any type, kind or origin. **AGENCY** also agrees to take all appropriate safety precautions to prevent any such exposure to **AGENCY's** employees, agents, Subcontractors, Subcontractors' employees, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement. **AGENCY** also agrees to indemnify and hold harmless **CALTRANS**, the State of California, and each and all of their officers, agents and employees, from any and all claims and/or losses accruing or resulting from such exposure. Except as provided by law, **AGENCY** also agrees that the provisions of this paragraph shall apply regardless of the existence or degree of negligence or fault on the part of **CALTRANS**, the State of California, and/or any of their officers, agents and/or employees.

33. Mandatory Organic Waste Recycling

It is understood and agreed that pursuant to Public Resources Code Sections 42649.8 et seq., if **AGENCY** or its subcontractor generates two (2) cubic yards or more of organic waste or commercial solid waste per week, **AGENCY** or its subcontractor shall arrange for organic waste or commercial waste recycling services that separate/source organic waste for organic waste recycling. **AGENCY** shall provide proof of compliance, i.e. organic waste recycling services or commercial waste recycling services that separate/source organic waste recycling, upon request from **CALTRANS District Partnership Liaison**

34. Project Close Out/Closeout Report

a. **AGENCY** will provide a final close out report to the **CALTRANS District Partnership Liaison** no later than November 1, 2027.

CALTRANS reserves the right to inspect the project location prior to approving the final invoice and closeout report.

b. **CALTRANS** reserves the right to withhold final payment to **AGENCY** pending receipt and approval of the final closeout report by the **CALTRANS District Partnership Liaison**.

c. Payments shall be forfeit if invoices are submitted after **November 1, 2027**.

35. ADA Compliance

    All entities that provide electronic or information technology or related services that will be posted online by **CALTRANS** must be in compliance with Government Code Sections 7405 and 11135 and the Web Content Accessibility Guidelines (WCAG) 2.0 or subsequent version, published by the Web Accessibility Initiative of the World Wide Web Consortium at a minimum Level AA success. All entities will respond to and resolve any complaints/deficiencies regarding accessibility brought to their attention.

36. Prevailing Wages and Labor Code Compliance

    AGENCY shall comply with any and all applicable labor and prevailing wage requirements in Labor Code Sections 1720 through 1815 and implementing regulations for any public works or maintenance contracts and subcontracts executed for the **AGENCY**'s work on or for the Project.

37. In the event of any inconsistency between the provisions which constitute this RGA, the following order of precedence shall apply:

    I. This Restricted Grant Agreement (as amended);
    II. The **CALTRANS** Local Grant Program Guidelines;
    III. Approved Indirect Cost Rate (if applicable);
    IV. Approved Grant Application (as amended); and
    V. **AGENCY** Resolution.

38. Survival

    AGENCY's representations, the indemnification provisions in paragraph 21, intellectual property provisions in paragraphs 30, 31, 32, and 33, and all other provisions which by their inherent character establish ongoing obligations shall remain in full force and effect, regardless of any expiration and/or termination of this RGA.

39. Sanctions

    No agreements under this RGA shall be made with individuals and/or entities that are determined to be a target of sanctions by the State of California while such sanctions are in effect.

Section IV

Attachments:

The following attachments are incorporated into and are made a part of this RGA by this reference and attached hereto.

I. Clean CA Community Cleanup and Employment Pathway (CCEP) Grant Program Guidelines
II. Approved Indirect Cost Rate (if applicable)
III. Approved Grant Application and Amendment(s) to Grant Application (if applicable)
IV. **AGENCY** Resolution

In Witness Whereof, the parties hereto have executed this RGA on the day and year first herein above written:

CITY OF HAWTHORNE

By:

Printed Name:

Vontray Norris

Title:

City Manager

Date:

CALTRANS DISTRICT PARTNERSHIP LIAISON
CLEAN CALIFORNIA PROGRAM

By:

Printed Name:

Shirin Parsa

Title:

Transportation Engineer/Grant Manager

Date:

CALIFORNIA DEPARTMENT OF TRANSPORTATION

CLEAN CALIFORNIA PROGRAM

By:

Printed Name:

Walter Yu

Title:

Clean California Program Director

Date:

AGENDA ITEM NO. 13.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:
Voluntary Transient Occupancy Tax Agreement between the City of Hawthorne (City) and Airbnb, Inc.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Voluntary Collection Agreement with Airbnb, Inc. and authorize the City Manager to Execute the Agreement and make any minor changes, if necessary.

DISCUSSION:
Airbnb, Inc. currently has partnerships with over 350 organizations generating over 10 billion in tourism taxes globally, 90 of which are in California. This includes, but is not limited to, Culver City, Los Angeles, and the City of Long Beach. The City would like to now partner with Airbnb to aid in the collection of its Transient Occupancy Tax (TOT). Our collaboration will allow a more streamlined process ensuring more accurate reporting, prompt TOT payments to the City and data regarding who is hosting in our city for compliance and statistical purposes. Short-term rental hosts will enjoy this benefit as TOT payments are included in the rental agreement, thereby saving them time and extra fees due to late submissions of TOT payments.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Provide accurate reporting of TOT and a easier process for all Airbnb hosts.

FISCAL IMPACT:
None. As Airbnb aims to have compliant hosts and work with the City, this agreement will not have a fiscal impact on the City.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Airbnb Voluntary Tax Agreement

VOLUNTARY COLLECTION AGREEMENT
FOR
THE CITY OF HAWTHORNE, CALIFORNIA TRANSIENT OCCUPANCY TAX

THIS VOLUNTARY COLLECTION AGREEMENT (the "**Agreement**") is dated [May 1], 2026 and is between **AIRBNB, INC.**, a Delaware corporation ("**Airbnb**"), and the **THE CITY OF HAWTHORNE, CALIFORNIA** (the "**Taxing Jurisdiction**"). Each party may be referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS:

WHEREAS, Airbnb represents that it provides an Internet-based platform (the "**Platform**") through which third parties offering accommodations and/or activities ("**Hosts**") and third parties booking such accommodations and/or activities ("**Guests**") may communicate, negotiate and consummate a direct booking transaction for accommodations and/or activities to which Airbnb is not a party ("**Booking Transactions**"); and

WHEREAS, the Taxing Jurisdiction and Airbnb enter into this Agreement voluntarily in order to facilitate the reporting, collection and remittance of applicable transient occupancy taxes and applicable sales taxes required by law and imposed by **HAWTHORNE, CA** pursuant to Ordinance 1503 Section 3.40.050 (the applicable "**Code**"), as in effect on the Effective Date ("**Taxes**"), on behalf of certain Hosts for Booking Transactions completed by such Hosts and Guests on the Platform for accommodations transactions located in **HAWTHORNE, CA** (the "**Taxable Booking Transactions**").

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND AGREEMENTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

(A) Solely pursuant to the terms and conditions of this Agreement, including only for periods in which this Agreement is effective (defined below), and solely for Taxable Booking Transactions completed on the Platform by Hosts, Airbnb agrees contractually to assume the duties of a Taxes collector as described in the Code solely for the collection and remittance of Taxes on Taxable Booking Transactions on behalf of such Hosts (hereinafter referred to as a "**Collector**").

(B) For bookings starting on [May 1], 2026 (the "**Effective Date**"), Airbnb agrees to commence collecting and remitting Taxes on behalf of certain Hosts, pursuant to the terms of this

Agreement on Taxable Booking Transactions. Notwithstanding Paragraph (I-1) herein, Airbnb agrees to collect Taxes at the applicable rate of 12% subject to changes pursuant to Paragraph (I-1). Except as set forth in Paragraph (L-1) below, Airbnb shall not assume any obligation or liability to collect Taxes for any period or for any transaction prior to the Effective Date or after termination of this Agreement.

(C) Airbnb agrees to register as a Collector on behalf of Hosts for the sole purpose of reporting, collection and remittance of Taxes under this Agreement, and will be the registered Collector on behalf of any affiliate or subsidiary collecting Taxes. The assumption of such duties described in Paragraph (A) above and this Paragraph (C) shall not trigger any other registration requirements to which Airbnb is not otherwise subject.

REMITTANCE OF TAXES

(D) Airbnb agrees reasonably to report aggregate information on the tax return form prescribed by the Taxing Jurisdiction, including an aggregate of gross receipts, exemptions and adjustments, and taxable receipts of all Taxes that are subject to the provisions of this Agreement. Airbnb shall remit all Taxes collected from Guests in accordance with this Agreement and Airbnb's Terms of Service (www.airbnb.com) (the "**TOS**") in the time and manner described in the Code or as otherwise agreed to in writing.

AIRBNB LIABILITY

(E) Pursuant to the terms of this Agreement, Airbnb agrees contractually to assume liability for any failure to report, collect and/or remit the correct amount of Taxes, including, but not limited to, penalties and interest, lawfully and properly imposed in compliance with the Code. Nothing contained herein nor any action taken pursuant to this Agreement shall impair, restrict or prevent Airbnb from asserting that any Taxes and/or penalties, interest, fines or other amounts assessed against it were not due or are the subject of a claim for refund under applicable law, or otherwise bar it from enforcing any rights accorded by law.

AUDIT

(F) During any period for which Airbnb is not in breach of its obligations under this Agreement, the Taxing Jurisdiction agrees to audit Airbnb on the basis of Tax returns filed and supporting documentation. The Taxing Jurisdiction reserves the right to audit any individual Host for activity that has been brought to the attention of the Taxing Jurisdiction in the form of a

complaint or other means independent of this Agreement or independent of data or information provided pursuant to this Agreement. The Taxing Jurisdiction agrees that they shall not audit Airbnb more than once per thirty-six (36) month period.

(G) The Taxing Jurisdiction agrees to audit Airbnb on an anonymized transaction basis for Taxable Booking Transactions. Except as otherwise agreed herein, Airbnb shall not be required to produce any personally identifiable information relating to any Host or Guest or relating to any Taxable Booking Transaction without binding legal process served only after completion of an audit by the Taxing Jurisdiction of Airbnb with respect to such users. The parties agree to utilize appropriate sampling audit methodologies based on a standard sample period which may be projected against the remainder of any periods open under the applicable statute of limitations, unless Airbnb elects, at its sole discretion, to undergo further audit of such open periods by the Taxing Jurisdiction.

GUEST AND HOST LIABILITY

(H) During any period in which this Agreement is effective, and provided Airbnb is in compliance with its obligations herein, Hosts shall be relieved of any obligation to collect and remit Taxes on Taxable Booking Transactions, and shall be permitted but not required to register individually with the Taxing Jurisdiction to collect, remit and/or report Taxes. Nothing in this Agreement shall relieve Guests or Hosts from any responsibilities with respect to Taxes for transactions completed other than on the Platform, or restrict the Taxing Jurisdiction from investigating or enforcing any provision of applicable law against such users for such transactions.

NOTIFICATION TO PLATFORM

(I-1) The Taxing Jurisdiction shall notify Airbnb, in writing, of any properly enacted changes to the Code/Statute/Regulation that, as required by applicable law, have consequences for the levying and collection of Taxes (including, but not limited to, tax rate, exemptions, tax base, etc.). Such notice shall be sent to taxcompliance@airbnb.com, and shall be deemed to have been received upon receiving written confirmation of receipt. If the Taxing Jurisdiction does not notify Airbnb of the foregoing, the Platform will continue to determine the amount of Taxes due as if the changes had not taken effect. With respect to any notice provided pursuant to this Paragraph (I-1), Airbnb shall provide the Taxing Jurisdiction with a good faith time

estimate for implementation of any changes, as required by law, and shall use commercially reasonable efforts to ensure that it implements such changes within the time estimate provided. Airbnb shall not be liable for any tax (including any penalties and interest) not collected and remitted due to the Taxing Jurisdiction being in breach of this paragraph.

(I-2) Unless otherwise agreed in writing by the Parties, pursuant to Paragraph O herein, this Agreement does not cover any taxes or fees (including any tax or information return filings) (i) not in effect and required by law as of the Effective Date (including but not limited to taxes and fees adopted by the Taxing Jurisdiction after the Effective Date of this Agreement), or (ii) not otherwise explicitly stated herein.

WAIVER OF LOOK-BACK

(J) The Taxing Jurisdiction expressly releases, acquits, waives and forever discharges Airbnb, its current or past affiliated parent or subsidiary companies, directors, shareholders, investors, employees and other agents from any and all actions, causes of action, indebtedness, suits, damages or claims arising out of or relating to payment of and/or collection of Taxes (including any tax or information return filings) or other tax indebtedness, including but not limited to penalties, fines, interest or other payments relating to Taxes on any Taxable Booking Transactions prior to the Effective Date. Nothing contained in this Paragraph of this Agreement will constitute a release or waiver of any claim, cause of action or indebtedness that the Taxing Jurisdiction may have or claim to have against any Host or Guest unrelated to Taxable Booking Transactions under this Agreement.

NOTIFICATION TO GUESTS AND HOSTS

(K) Airbnb agrees, for the purposes of facilitating this Agreement, and as required by its TOS, that it will notify (i) Hosts that Taxes will be collected and remitted to the Taxing Jurisdiction as of the Effective Date pursuant to the terms of this Agreement; and (ii) Guests and Hosts of the amount of Taxes collected and remitted on each Taxable Booking Transaction.

LIMITATION OF APPLICATION

(L-1) This Agreement is solely for the purpose of facilitating the administration and collection of the Taxes with respect to Taxable Booking Transactions and, except with respect to the rights and liabilities set forth herein, the execution of or actions taken under this Agreement shall not be considered an admission of law or fact or constitute evidence thereof under the Code

or any other provisions of the laws of the United States of America or of any State or subdivision or municipality thereof. Neither Party waives, and each Party expressly preserves, any and all arguments, contentions, claims, causes of action, defenses or assertions relating to the validity or interpretation or applicability of the Code, regulations or application of law.

(L-2) If Airbnb expands the types of transactions that may be completed by Hosts and Guests on the Platform to include additional taxable services or products located in **HAWTHORNE, CA**, and Airbnb decides in its sole discretion to collect and remit any applicable taxes with respect to such transactions on behalf of Hosts and/or Guests, Airbnb agrees to provide reasonable notice to the Taxing Jurisdiction regarding the collection and remittance of such taxes.

DURATION/TERMINATION

(M) This Agreement may be terminated by Airbnb or the Taxing Jurisdiction for convenience on 30-day written notification to the other Party. Such termination will be effective on the first day of the calendar month following the 30-day written notification to the other Party. Any termination under this Paragraph shall not affect the duty of Airbnb to remit to the Taxing Jurisdiction any Taxes collected from Guests up through and including the effective date of termination of this Agreement, even if not remitted by Airbnb to the Taxing Jurisdiction as of the effective date of termination.

MISCELLANEOUS

(N) CHOICE OF LAW. This Agreement, its construction and any and all disputes arising out of or relating to it, shall be interpreted in accordance with the substantive laws of the State of California without regard to its conflict of law principles.

(O) MODIFICATION. No modification, amendment, or waiver of any provision of this Agreement shall be effective unless in writing and signed by both Parties. For the avoidance of doubt, the effective date of any such modification, amendment or waiver shall be as determined and agreed by the Parties in writing.

(P) MERGER AND INTEGRATION. This Agreement sets forth and constitutes the entire agreement and understanding of the Parties with respect to the subject matter of this Agreement, and supersedes and terminates all prior negotiations, agreements and understandings, whether written or oral, with respect thereto.

(Q) COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument. The Agreement shall become effective when a counterpart has been signed by each Party and delivered to the other Party, in its original form or by electronic mail, facsimile or other electronic means. The Agreement is deemed incomplete until the Taxing Jurisdiction has delivered a copy of the ordinance in effect as of the Effective Date to taxcompliance@airbnb.com. The Parties hereby consent to the use of electronic signatures in connection with the execution of this Agreement, and further agree that electronic signatures to this Agreement shall be legally binding with the same force and effect as manually executed signatures.

(R) RELATIONSHIP OF THE PARTIES. The Parties are entering into an arm's-length transaction and do not have any relationship, employment or otherwise. This Agreement does not create nor is it intended to create a partnership, franchise, joint venture, agency, or employment relationship between the Parties. There are no third-party beneficiaries to this Agreement.

(S) WAIVER AND CUMULATIVE REMEDIES. No failure or delay by either Party in exercising any right under this Agreement shall constitute a waiver of that right or any other right. Other than as expressly stated herein, the remedies provided herein are in addition to, and not exclusive of, any other remedies of a Party at law or in equity.

(T) FORCE MAJEURE. Neither Party shall be liable for any failure or delay in performance under this Agreement for causes beyond that Party's reasonable control and occurring without that Party's fault or negligence, including, but not limited to, acts of God, acts of government, flood, fire, civil unrest, acts of terror, strikes or other labor problems (other than those involving Airbnb employees), computer attacks or malicious acts, such as attacks on or through the Internet, any Internet service provider, telecommunications or hosting facility. Dates by which performance obligations are scheduled to be met will be extended for a period of time equal to the time lost due to any delay so caused.

(U) ASSIGNMENT. Neither Party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior written consent of the other Party (which consent shall not be unreasonably withheld). Notwithstanding the foregoing, Airbnb may

assign this Agreement in its entirety without consent of the other Party in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of its assets.

(V) MISCELLANEOUS. If any provision of this Agreement is held by a court of competent jurisdiction to be contrary to law, the provision shall be modified by the court and interpreted so as best to accomplish the objectives of the original provision to the fullest extent permitted by law, and the remaining provisions of this Agreement shall remain in effect.

NOTICES

(W) Notwithstanding Paragraph (I-1), all notices under this Agreement shall be in writing and shall be deemed to have been given upon: (i) personal delivery; (ii) the third business day after first class mailing postage prepaid; or (iii) the second business day after sending by overnight mail or upon receiving written confirmation of receipt if sent by facsimile or email at taxcompliance@airbnb.com. Notices shall be addressed to the attention of the following persons, provided each Party may modify the authorized recipients by providing written notice to the other Party:

To Airbnb:

Airbnb, Inc.
Attn: General Counsel
888 Brannan Street
San Francisco, CA 94103
legal@airbnb.com

Airbnb, Inc.
Attn: Global Head of Tax
888 Brannan Street
San Francisco, CA 94103
tax@airbnb.com

To the Taxing Jurisdiction:

_____
_____
_____
_____
_____
Fax: _____
E-mail:_____

(Signatures follow on next page)

IN WITNESS WHEREOF, Airbnb and the Taxing Jurisdiction have executed this Agreement effective on the date set forth in the introductory clause.

AIRBNB, INC., a Delaware corporation

By: _____
Signature of Authorized Representative

Mirei Yasumatsu, Global Head of Tax
Name and Title of Authorized Representative

THE CITY OF HAWTHORNE, CALIFORNIA

By: _____
Signature

_____
Name and Title

AGENDA ITEM NO. 14.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Award of Water System Operations and Maintenance Agreement to Water Workforce and Authorization for the City Manager to Negotiate and Execute Agreement.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the selection of Water Workforce for operation and Maintenance of the City's municipal water system and authorize the City Manager to negotiate and execute an agreement, subject to City Attorney approval.

DISCUSSION:
The City of Hawthorne owns and operates a portion of its municipal water system, which includes a treatment plant, four wells, four reservoirs, a high water tank, and associated water rights. The City's current 30-year lease agreement with California Water Service (Cal Water) is set to expire in August 2026, prompting the City to evaluate future operational and management options for the system. In response, the City released a Request for Proposals (RFP). While early interest included potential purchase of the system, those options were determined to be infeasible due to Proposition 218 constraints. As a result, the City refined its approach and reissued an RFQ focused solely on qualification for operations and maintenance services.

Through a competitive evaluation and interview process, the City received two proposals and identified Water Workforce (WWF) as the most qualified proposer. WWF demonstrated strong experience in water system operations, regulatory compliance, certified staffing, asset management, and full-service support including billing, maintenance, and system operations. Staff have since worked with the City Attorney's Office to negotiate a proposed agreement. The agreement outlines that WWF will operate and maintain the City's water system, while the City retains ownership of all infrastructure and responsibility for capital improvements. The agreement includes financial transparency measures, reporting requirements, and revenue-sharing provisions based on system performance.

Staff believes that, given the complexities associated with reestablishing City-led operations, including the need to hire specialized staff, significant upfront capital and operational costs, and the likelihood of pursuing rate increases under Proposition 218, that it is not in the City's best interest to resume direct operation of the water system at this time. Accordingly, staff recommends awarding the operations agreement to Water Workforce and authorizing the City Manager to finalize, negotiate and renegotiate the agreement terms, including an initial evaluation period to ensure performance and financial viability prior to any long-term commitment.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Ensuring reliable and efficient operation of the City's water system supports economic development by maintaining essential infrastructure needed for residential, commercial, and industrial growth

FISCAL IMPACT:

None.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Agreement

OUTLINE OF TERMS

WATERWORKFORCE, INC. – CITY OF HAWTHORNE

OPERATION OF MUNICIPAL WATER SYSTEM

OVERVIEW: WaterWorkforce, Inc. ("WWF") [entity to operate the system will have a different name and may operate as a subsidiary entity of WWF or under a fictitious business name] proposes to operate and maintain the City of Hawthorne's ("City") water distribution system for a fifteen (15) year term, with an initial one-and-a-half (1½) year evaluation term, to potentially be followed by the remaining thirteen-and-a-half (13½) years of the 15-year term. After completion of the initial one-and-half year evaluation term, WWF will make an Initiation Fee payment of $2,000,000 to the City, to be paid from WWF's share of Adjusted Net Operating Income ("ANOI") over a to be determined payment period, which will be defined in the parties' Agreement. ANOI will be split semi-annually on a percentage basis upon true up of system gross revenues and operating expenses in determining ANOI. City will be responsible for all capital improvement expenditures. Following is an outline of the terms that would be included in the Agreement that would memorialize the transaction.

1. Initial Transition Period:

a. **Transition from current operator/lessee** – City to directly assist and collaborate with WWF in the transition of important system information and documentation to ensure a smooth transfer of operational responsibility from the current lessee/operator to WWF. Information and documentation to be transferred to WWF shall include to the extent reasonably available to the City, but is not limited to, last two (2) years' operating budgets with explanation of variances, current Source Water Assessment, most recent Water System Master Plan and update on current status of the 2026 Urban Water Management Plan. City will provide all such documentation to WWF within twenty-one (21) days of the parties' execution of an agreement attesting to the transaction's general terms through execution of a letter of intent.

b. **90-day Pre-Commencement Transition/Phase-In Period** – WWF will not assume operational duties for the first ninety (90) days after the effective date of the Agreement and during such period, WWF will be compensated on a cost-plus basis (direct costs plus agreed markup for WWF's initial net working capital investment, overhead and profit) to cover transition, knowledge transfer, and baseline assessment. WWF will provide a budget of anticipated costs for that 90-day period to City, which will be incorporated as an exhibit to the Agreement. That budget will include a not-to-exceed amount, subject to potential revision upon the parties' agreement in the event of unanticipated expenses that exceed ten percent (10%) of the specified not-to-exceed amount. If such expenses exceed that ten percent (10%) threshold, then WWF shall be paid for those additional expenses and, if applicable, the early termination fee referenced in Section 2(b)(v), below, will be increased on a dollar-for-dollar basis.

c. **Lease of Office Space, Purchase of City Equipment** -- Terms of rental of City office space, sale or lease of any City equipment, transition/placement of any personnel from City to WWF (including any City contacts at the prior Lessee) to be negotiated.

2. Term:

a. Fifteen (15) year term, with an initial one-and-a-half (1½) year evaluation term (the "Assessment Period"; see subdivision (b)), followed by the remaining thirteen and a half (13½) years of the term; provided, however, that at any time after expiration of the first six (6) months of the term, WWF may inform the City in writing of WWF's intent to proceed under the Agreement. In that case, the Assessment Period will end as of the date of that written notice to the City.

b. Subject to subdivision (a), the first eighteen (18) months will be an Assessment Period for WWF and City to validate the economic viability of the operational structure:

i Check-ins every three (3) months to review operations, capital/reliability observations, and revenue performance versus projections and other related operational issues.

ii On or before the conclusion of month twelve (12) of the Assessment Period, City and WWF each has a one-time election, to be exercised in writing, to either to commit to proceed under the Agreement or to terminate the Agreement at the conclusion of month eighteen (18) of the Assessment Period. The City's election under this subdivision (ii) may only be exercised in the event WWF fails to adequately perform under the Agreement, as determined by the City in its exercise of reasonable discretion, after WWF receives written notice from the City of specified performance deficiencies and fails to correct those deficiencies within a reasonable time.

iii If WWF or City elects to terminate the Agreement, the parties may meet and confer to determine if any adjustments to the Agreement may resolve any issues WWF has identified or City has identified, as applicable.

iv If WWF or City elects to terminate the Agreement, the parties must continue to abide by the Agreement through the termination date and WWF will support the City in finding and onboarding a new operator.

v If WWF elects to terminate the Agreement, a termination fee in an amount to be negotiated and WWF's continued performance through termination shall be secured by a performance bond in an amount equal to the sum of: WWF's full cost to operate the system for six (6) months plus the applicable termination fee. Details regarding triggers to payment under the bond will be specified in the Agreement. The bond will terminate upon the earlier of (a) the date on which WWF notifies the City of its intent to perform under the Agreement as provided in Subdivision a, above; or (b)

conclusion of month twelve of the Assessment Period if neither the City nor WWF elects to terminate the Agreement.

3. Termination Provisions:

a. Agreement to address termination by City for cause (e.g., material breach of agreement, regulatory non-compliance, negligence, etc). Except as provided in the next paragraph, for any breach, City must give WWF specific notice of the nature of the breach and a reasonable period of time (i.e., at least thirty (30) days with extension if the breach is not curable within that period and WWF is diligently pursuing the cure) in which to cure the breach.

Certain conditions to have no cure period (i.e. falsity of representations, transfer/assignment violation, breach of confidentiality obligation, repeat defaults).

Cure to be subject to City's step-in rights described below (Section 4(e)).

b. If the City attempts to terminate the Agreement for cause and WWF disputes the breach or other circumstance on which the City bases the alleged cause, the parties will proceed under the dispute resolution process specified in the Agreement.

c. If City desires to terminate the Agreement for any reason other than cause, then a termination fee payable to WWF would apply to recover a negotiated amount to be determined to allow WWF to recover its investment in performing the Agreement.

d. Operator may be subject to non-termination remedy of liquidated damages to be paid to the City in accordance with a schedule of liquidated damages in the event WWF fails to meet specific quantifiable standards of performance to be described in the Agreement.

4. Scope of Services: WWF shall undertake the following services:

a. Operations:

i Water production, treatment, distribution, and storage management; WWF will operate City's wells through use of the City's West Basin Allowed Pumping Allocation ("APA"); City and WWF will meet and confer to ensure all groundwater pumping is within the City's APA or the City will endeavor to lease additional Allowed Pumping Allocation as permitted under the West Basin Judgment.

ii Pump stations and reservoirs.

iii SCADA operations.

iv 24-hour Customer service and billing.

v Establish performance standards.

vi Other required services related to water system operations.

vii Contract, manage, and oversee maintenance

b. Maintenance:

i Preventive maintenance program.

ii Corrective maintenance.

iii Emergency repairs/ emergency response.

iv Asset management planning.

v Other maintenance services.

c. Regulatory Compliance:

i All applicable Federal and State Safe Drinking Water Acts.

ii All other applicable federal, State, and local laws, ordinances, and regulations.

iii Water quality testing and reporting.

iv Consumer Confidence Reports.

v Other regulatory issues.

d. Staffing:

i Provide certified operators / all staff to maintain and operate the system.

ii Maintain required operator certifications.

iii Training and safety programs.

iv Provide necessary administrative personnel, including 24-hour customer service.

v Billing and collections.

e. Step-In Rights: If any material part of the work is not promptly performed by WWF, after the City provides WWF with written notice of the failure of performance and an opportunity to cure that failure within a reasonable time, City shall have discretion to perform such work or engage another entity or entities to

perform the work and offset the cost of such work (plus overhead) against WWF's operating expenses in the true-up of pursuant to Section _____. After three (3) material failures to perform by WWF within any six (6) month period, the City need not provide further opportunity to cure under this paragraph.

5. Capital Improvements: Each year during the term of the Agreement, City and WWF shall meet to discuss upcoming capital projects as determined in the City's Capital Improvement Plan in the following year and develop the amount of capital investment the City will make during that year (the "Capital Target"). The Capital Target shall include reserves for anticipated and unanticipated future capital improvement work. The Capital Target will be included in the determination of the split of ANOI, as described below.

a. City Responsibility:

i City funds all Capital Improvements in accordance with planning documents and necessity as determined by the City.

ii City retains ownership of all assets.

iii Capital Improvement Plan approved annually by City.

iv City will, subject to its reasonable discretion, pursue all necessary studies and plans related to source water assessment and updates to water system master plan.

b. WWF Role:

i Recommend capital improvements and provide input and recommendations on annual Capital Improvement Plan.

ii Provide operational and engineering coordination.

iii Assist with grant applications (if applicable).

iv Oversee construction management unless otherwise informed by the City.

v WWF shall have no responsibility or liability for any damages to the system or otherwise to the extent caused by City's failure to fully fund Capital Improvements at less than the agreed upon Capital Target . or the City's failure to undertake any capital improvement project WWF identifies and recommends, where such failure results in damage to the System.

c. Emergency Capital Work:

i Emergency authorization procedures. In the event of an emergency of which either Party becomes aware, the Party learning of the emergency

shall as soon as practicable (but in all cases within twenty-four (24) hours of first learning of the emergency) inform the other Party of the nature of the emergency. The Parties will thereafter meet and confer to determine any necessary capital improvements required as a result of that emergency. If necessary to protect public health and safety and any property, WWF may take immediate action (with notice to the City) to mitigate any damage resulting from the emergency. If WWF fails, in the City's reasonable discretion, to act quickly enough to address the emergency, the City may engage an outside contractor to address the emergency.

ii Spending thresholds, as necessary. WWF shall obtain approval from the City in writing (including by e-mail or text message) or orally for any immediately necessary capital improvement work under subdivision (i) that is estimated to exceed twenty-five thousand dollars ($25,000.00). The City shall not unreasonably delay in providing such approval.

6. Compensation and Revenue Split: After completion of the 90-day phase-in period under Section 1(b), above, and commencement of the Assessment Period, any ANOI will be split as provided in this Section 6, with payments to be made to City on a semi-annual basis.

a. Initiation Fee: Upon completion of the Assessment Period, WWF to pay City a $2,000,000 Initiation Fee to be paid on a schedule and terms to be determined, with an annual payment amount to be added to the City's share of the ANOI split paid semi-annually and not chargeable as an Operating Expense by WWF.

b. Revenue collection: WWF shall be responsible for collection of revenues from system customers and all collections to be deposited into designated system account. Any service terminations to occur in compliance with applicable law (SB 998 procedures).

c. Determination of Operating Expenses: Reasonable Operating Expenses, to be determined taking into account WWF's fully burdened costs, to include:

i Water Supply Costs, including any APA leasing.

ii Labor costs.

iii Chemical costs.

iv Utilities, including energy costs.

v Routine maintenance.

vi Insurance.

vii Regulatory compliance costs.

viii Vehicle and equipment costs.

ix Office and administrative costs.

x Professional services.

d. **Adjusted Net Operating Income ("ANOI") to be split with City to receive percent (__%) and WWF to receive percent (__%), to be paid in two semi-annual installments upon true up of Gross Revenues and Operating Expenses every six months throughout the term, as described below. [WWF is amenable to the split of ANOI to ensure a mutually beneficial arrangement for the Parties, including to ensure the City has adequately funding for capital improvements while WWF derives adequate revenues. WWF will review its financial projections with the City to assist in developing such a mutually beneficial split of ANOI.]**

i ANOI, determined as Gross Revenues from system operations minus Operating Expenses, including any applicable taxes (other than WWF income taxes), approved capex and other agreed deductions.

ii True Up Meeting: The City and WWF will meet every six months, on a mutually agreeable date, to review WFF's financial statements related to the system, including a ledger showing all revenues and expenses related to the operation of the System. At this meeting, the City and WWF will determine the amount of ANOI to be payable to WWF, after payment of the City's fixed share.

e. Insufficient Revenues: In the event Operating Expenses exceed Gross Revenues, City and WWF will meet and confer about how to reduce Operating Expenses or increase Gross Revenues.

f. Audit Rights:

i Annual independent audit to conducted by WWF through outside auditing firm.

ii WWF to operate the system with full financial transparency.

iii City to be provided with access to WWF books and records on at least forty-eight (48) hours' written notice.

iv. The City reserves the right to Audit WWF anytime during the agreement term upon at least forty-eight (48) hours' prior written notice.

7. Rate Setting Authority:

a. Maximum water rates that WWF may charge customers for water services ill be established by the City and will be based on a rate study performed by a

qualified rate consultant engaged by the City. WWF shall cooperate with the City and consultant and provide information related to WWF's Operating Expenses. The initial Maximum rates that WWF may charge prior to the completion of the rate study shall not exceed the rates to be set forth in an exhibit to the Agreement without an amendment to the Agreement. The Agreement shall include provisions for WWF to request rate adjustments.

b. In the City's sole discretion, the City can determine how to best comply with Proposition 218 in establishing or adjusting maximum rates. In such case, WWF shall assist the City in Proposition 218 process, including assistance with rate study to support any rate adjustments and providing required noticing of property owners.

8. Insurance and Indemnification:

a. Operator to maintain the following coverage:

i General Liability limits at or above the City's specified minimum (currently $2.0M per occurrence / $4.0M aggregate).

ii Workers' Compensation coverage meeting or exceeding California statutory requirements for all assigned staff.

iii Auto Liability covering all field vehicles and equipment used in system operations.

iv Additional insured status for the City, City officials, and designated agents, with primary and non-contributory language.

v Cyber coverage (City to provide language)

vi Pollution coverage (city to provide language)

vii Transportation pollution coverage (city to provide language)

viii Waiver of Subrogation endorsements in favor of the City to protect municipal interests.

ix Blanket endorsements for all project locations and completed-operations coverage.

Insurance to be reviewed periodically and increased if coverage deemed inadequate due to costs of living adjustments or increase in operational risk

b. Indemnification:

i City to indemnify WWF against liabilities, etc., from condition of system as of commencement date of Agreement .

ii WWF to indemnify and hold harmless City/City Personnel against liabilities, etc. from operation and maintenance of system from commencement date forward, subject to limited carve out for City's gross negligence or willful misconduct. Carve out to be limited to where there is no intentional act, error, or omission of WWF.

9. Force Majeure Clause; Emergency Issues:

a. Force majeure clause to address any performance failures due to acts beyond the parties' control such as acts of God, etc.

b. City to have control in the event of a serious emergency, such as a natural disaster; WWF to have control for operational incidents, such as main breaks or hydrant knockoffs. For purposes of this subdivision, "control" means that the Party will have decision-making authority with respect for the respective circumstances.

c. Parties to meet and confer immediately in the event of a catastrophic system failure event. Within six months of the effective date of the Agreement, WWF shall submit an emergency response plan for City approvalEmergency response plan to make provision for labor shortages.

10. Ownership of Assets and Data:

a. City owns all infrastructure and provides license to access to WWF for operations and related purposes. WWF shall be responsible for paying any possessory use tax that results from such a license, provided that tax will be included as a System Operating Expense.

b. All operational data (e.g., SCADA records, well records, etc.) is property of City.

c. WWF to maintain confidentiality of all customer records; City retains right to access customer and billing information on notice.

11. Reporting Requirements: WWF to prepare:

a. Monthly operational reports.

b. Quarterly financial statements.

c. Annual asset condition report.

d. Annual capital improvement recommendations.

12. Dispute Resolution: The dispute resolution process will apply to disputes regarding performance, including any possible "cause" for termination; regarding financial issues and determinations; and any other disputes that may arise between the parties.

a. Meet and confer.

b. Mediation.

c. Arbitration.

13. Assignment: No assignment without other party's consent.

14. Procurement; Prevailing Wage: WWF to comply with City procurement policy and prevailing wage requirements.

15. Transition at Expiration or Termination: WWF will cooperate with City to transition services related to operation of the System so long as City has paid WWF all undisputed amounts owed to WWF, including, but not limited to, any monies owed to WWF if the City terminates the Agreement for any reason other than for cause.

a. WWF shall prepare a detailed transition plan for City approval within six months of the effective date of the Agreement.

b. Timely transfer of records (and rented and leased equipment) to successor entity.

c. Staff transition provisions.

d. Asset condition report.

e. Final financial reconciliation.

f. Release of any liens WWF has on System

16. Miscellaneous Provisions: Standard legal provisions to be included in Agreement.

- Reps:
    - WWF to rep and warrant: experience and expertise to operate the water system, power and authority to enter the agreement, no conflicts with other agreements or with law, WWF is materially in compliance with applicable laws, WWF is not contemplating bankruptcy or in material litigation, not on OFAC list, no joint venture or partnership is formed by agreement.
    - City to rep: power and authority to enter into the agreement, no joint venture or partnership formed by agreement.
- Non-discrimination language to be included.
- Venue to be in Los Angeles County.

- Confidentiality of WWF information to be negotiated: City will be able to withhold from Public Records Act trade secrets and proprietary information except in cases of a court order to release such information.

POTENTIAL EXHIBITS (subject to parties' agreement):

· Exhibit A – System Description

· Exhibit B – Initial Asset Inventory

· Exhibit C – Operating Budget Template

· Exhibit D – Adjusted Net Operating Income Calculation Methodology

· Exhibit E – Capital Improvement Plan

· Exhibit F – Insurance Requirements

· Exhibit G – Transition Plan

AGENDA ITEM NO. 15.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
First Amendment to the Consultant Agreement for Labor Compliance Monitoring Services ("First Amendment") between the City of Hawthorne ("City") and LDM Associates, Inc. ("Consultant").

RECOMMENDED MOTION:
Staff recommends that the City Council approve this First Amendment and authorize the City Manager or his designee to execute the First Amendment to the Consultant Agreement.

DISCUSSION:
During the April 22, 2025 City Council meeting, Resolution No. 8523 approved a professional services agreement for labor compliance monitoring with LDM Associates, Inc. The City partnered with LDM Associates, Inc. to provide Labor Compliance Monitoring services for various capital improvement projects.

The City wishes to amend the agreement to extend the scope of work to include future projects as recommended by the City Manager and/or Public Works Director.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This agreement aligns with the City's Economic Development Element goal of enhancing the quality of life in the City, which is an important marketing asset for business attraction and making economic development a part of City decisions.

FISCAL IMPACT:
None. Funds for the cost of this amendment are budgeted within each project and will be funded accordingly through each project. These services do not affect the general fund in any way.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
Agreement for Labor Compliance Monitoring Services
LDM Associates, Inc. First Amendment

AGREEMENT FOR LABOR COMPLIANCE MONITORING SERVICES

THIS AGREEMENT is made and effective as of April 22nd, 2025 between the City of Hawthorne, a municipal corporation ("City") and LDM Associates, Inc ("Consultant"). In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

1. **TERM**

This Agreement shall commence on April 22nd, 2025, and shall remain and continue in effect on an as needed basis unless sooner terminated pursuant to the provisions of this Agreement.

2. **SERVICES**

The Consultant shall perform the tasks described and set forth in Exhibit A, attached hereto and incorporated herein as though set forth in full as part of its services. The Consultant may be asked to provide additional services if necessary during the term of this Agreement.

3. **PERFORMANCE**

The Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. The Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of the Consultant hereunder in meeting its obligations under this Agreement.

4. **PAYMENT**

(a) The City agrees to pay the Consultant in accordance with the payment rates and terms and the schedule of payment as set forth in Exhibit A, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on services indicated in Exhibit A of this Agreement unless additional payment is approved as provided in this Agreement.

(b) The Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the Director of Public Works/City Engineer. The Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by the Director of Public Works/City Engineer and at the time the City's written authorization is given to the Servicer Provider for the performance of said services.

(c) The Consultant will submit invoices for actual services performed. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to the Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to the Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that the Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating the Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the Director of Public Works/City Engineer or his delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service upon it of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. **OWNERSHIP OF DOCUMENTS**

(a) The Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. The Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. The Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts therefrom as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant.

8. **INDEMNIFICATION**

When the law establishes a professional standard of care for Consultant Services, to the fullest extent permitted by law, The Consultant shall indemnify, protect, defend and hold harmless City and any and all of its officials, employees and agents ("Indemnified Parties") from and against any and all losses, liabilities, damages, costs and expenses, including attorney's fees and costs to the extent same are caused in whole or in part by any negligent or wrongful act, error or omission of the Consultant, its officers, agents, employees or sub Consultant (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement.

9. **INSURANCE**

A) The Consultant shall maintain in-force: Professional Liability Insurance. Consultant shall maintain in-force; Professional Liability Insurance (and/or Errors & Omissions Insurance) with minimum limits of $2,000,000 per occurrence and $4,000,000 general aggregate for loss or damages because of wrongful or negligent acts or omissions by named insured.

B) The Consultant shall maintain in-force Workers' Compensation and Employer's Liability Insurance as required by the California Labor Code. Evidence of coverage shall take the form of a Certificate of Insurance or a California Certificate to Self-Insure. Acceptable minimum limits for this

coverage are: Workers' Compensation; Statutory in California; Employer's Liability: $1,000,000.

C) Certificates of Insurance. The Consultant shall furnish to Customer evidence of any insurance required by this Agreement. A Certificate of Insurance from an insurer admitted to do business in the State of California will be provided, indicating that the respective policy(s) meets the following requirements: (1) The City, its officers, and employees shall be named as additional insured on the General Liability Insurance; (2) Insurance shall not be canceled or terminated without 30 days written notice; (3) General Liability shall be primary and any insurance held by City for its own protection shall be excess and shall be effective only upon exhaustion of the Consultant's insurance; (4) Insurance shall be maintained for the duration of the Agreement, including any period extended beyond the expiration date of this Agreement required to complete performance as stipulated in this Agreement and all amendments thereto.

10. INDEPENDENT CONSULTANT

(a) The Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of the Consultant shall at all times be under the Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of the Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. The Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. The City Provider shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to the Consultant in connection with the performance of this Agreement. Except for the fees paid to the Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to the Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to the Consultant for injury or sickness arising out of performing services hereunder.

11. LEGAL RESPONSIBILITIES

The Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

The Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Hawthorne in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Hawthorne will receive compensation, directly or indirectly, from the Consultant, or from any officer, employee or agent of the Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by the Consultant in performance of this Agreement shall be considered confidential and shall not be released by the Consultant without City's prior written authorization. The Consultant, its officers, employees, agents, or sub Consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided the Consultant gives City notice of such court order or subpoena.

(b) The Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub Consultants be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed thereunder or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent the Consultant and/or be present at any deposition, hearing, or similar proceeding. The Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by the Consultant. However, City's right to review any such

response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City because of the personal nature of the services to be rendered pursuant to this Agreement.

16. **LICENSES**

At all times during the term of this Agreement, the Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

17. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Hawthorne.

18. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

19. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of the Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind the Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF HAWTHORNE:

VONTRAY NORRIS
City Manager
City of Hawthorne

CONSULTANT:

RODOLFO E. MUNOZ
Title: Senior Executive Vice President
LDM Associates, Inc

GUADALUPE R. MUNOZ
Title: Chief Financial Officer
LDM Associates, Inc

APPROVED AS TO FORM:

ROBERT KIM
City Attorney
City of Hawthorne

ATTEST:

DAYNA WILLIAMS-HUNTER
City Clerk
City of Hawthorne

EXHIBIT A

Proposal

LDM
Associates • Inc.

April 1, 2025

Selena Acuna, Acting Public Works Manager
City of Hawthorne, Department of Public Works
4455 West 126th Street
Hawthorne CA 90250

Subject: **Proposal for Labor Compliance Monitoring Services**
Resurfacing of the Runway 7-25 and Resurfacing of Taxiways and Trench Drain Extension for Hawthorne Municipal Airport (Project # 25-06)

Dear Ms. Acuna:

Thank you for providing LDM Associates, Inc. (LDM) with the opportunity to provide labor compliance monitoring services for the City of Hawthorne's Resurfacing of the Runway 7-25 and Resurfacing of Taxiways and Trench Drain Extension for Hawthorne Municipal Airport (Project # 25-06). We are confident that our extensive experience, qualified staff, and innovative tools will enable us to deliver high-quality services that exceed your expectations and requirements.

Based on information provided by David Esfandi on April 1, 2025, this 20 working-day construction contract will be out to bid in the next two months and is anticipated to start on or about July 1, 2025.

We will use LCPtracker™ to monitor all participating construction contractors and ensure they submit accurate and timely certified payroll reports to the California Department of Industrial Relations. LDM proposes to provide the requested contract and labor compliance monitoring services for a fixed-fee of $17,900, due upon issuance of the notice to proceed.

LDM, along with its affiliate (MDG Associates, Inc.), has been providing high-quality services to municipal agencies and private clients for over 35 years. Our consulting team is comprised of highly qualified professional staff with expertise in all aspects of community development, grants management and prevailing wage compliance. This includes managing grants through the federal and state levels such as the U.S. Department of Housing and Urban Development (HUD), Department of Energy (DOE), California State Parks, and California Department of Housing and Community Development (HCD).

If you have any questions regarding this proposal, please feel free to contact me at (909) 476-6006.

Respectfully Submitted,

Clint Whited

Clint Whited
Senior Vice President

Enclosure: Corporate Profile

10722 Arrow Route ▪ Suite 822 ▪ Rancho Cucamonga ▪ California 91730
Phone (909) 476-6006 ▪ Fax (909) 476-6086

Description of Firm

LDM Associates, Inc. (LDM) was established in 1988 and has undergone steady growth since its inception. LDM is a corporation registered in the State of California. In response to our clients' needs, LDM provides a wide variety of Community Development consulting services including, but not limited to grants management; administration and implementation of housing and commercial rehabilitation programs; labor compliance monitoring; administration of other housing programs; and project management services.

LDM is comprised of individuals with a wide variety of expertise including the services requested by the City. Currently, LDM has 42 staff members. Our staff provides grants management training on behalf of HUD to grantees throughout the country in the areas of "Basically CDBG," Assessment of Fair Housing (AFH), Disaster Recovery Grant Reporting (DRGR), eCon Planning Suite, CPD Maps, and the Integrated Disbursement Information System (IDIS). Our staff currently assists grantees through HUDs Ask a Question (AAQ) portal in the areas of CDBG, HOME, and DRGR. In addition, our staff is regularly tasked by HUD Headquarters to provide technical assistance (TA) to high-risk grantees throughout the country.

Six (6) of our staff members are part of the labor compliance monitoring team, with expertise in the Davis-Bacon Act, State Prevailing Wage, Minority and Women Owned Business, Disadvantaged Business Enterprise, Section 3, and other associated requirements.

LDM provides administrative and management services to cities that are seeking a consultant that can act as an extension of their staff and look after the best interest of the City.

Labor Compliance Monitoring Services

We are currently under contract to provide labor compliance services to 13 cities in Southern California. Our typical scope of work includes preparation or review of bid documents for compliance with Federal labor standards and requirements including but not limited to Davis-Bacon and Related Acts, Section 3, and DOL regulations; attending pre-bid and pre-construction meetings to present information on Davis-Bacon and Section 3 requirements; reviewing submitted bid documents for compliance; comprehensively analyzing 100% of all certified payroll reports for compliance, establish and maintain contractor and subcontractor labor files; conduct employee field interviews and document posting compliance; reconcile weekly certified payroll reports and supporting documentation; monitor contractors for Section 3 accomplishments; schedule labor compliance file reviews prior to release of retention funds; and address and resolve any underpayment or deficiency issues.

We use industry-standard tools including using LCPtracker™ to deliver exceptional value to our clients and their construction contractors. These tools 1) help participating contractors produce accurate and compliant certified payroll reports electronically in one central place, 2) reduce reporting lag time, 3) reduce errors and violations, 4) provide greater success in the event of any compliance audit or investigation.

Public Agencies Provided Services in Last 2 Years and 5 Years.

Client	Con Plan/ AI/CPP	CDBG HOME Grant Mgmt.	CDBG/ HOME TA	Housing/ Comm. Rehab. Admin.	Housing/ Comm. Rehab. TA	CARES Act or CDBG-CV TA	Davis-Bacon Monitoring/ Section 3	Disaster Recovery (CDBG-DR)	Misc. HUD Programs TA
Services Provided in Last 2 Years									
Apple Valley, CA	X	X		X		X	X		
Azusa, CA							X		
Baldwin Park, CA	X		X						
Carson, CA			X	X		X			
Commerce, CA		X		X					
Commonwealth of Puerto Rico			X*		X			X	
Corona, CA	X	X		X		X	X		
County of Allegheny, PA			X						
County of Henrico, VA			X*						X*
County of Imperial, CA									X
County of Los Angeles, CA			X						X
County of Orange, CA						X			
County of San Bernardino, CA			X						X
Dallas, TX			X		X				
Downey, CA	X	X		X		X			X
Duarte, CA		X					X		
Fontana, CA	X	X		X		X	X		
Fresno, CA			X		X				
Hawthorne, CA	X	X		X		X	X		
Hesperia, CA	X	X		X		X	X		X
Irvine, CA	X	X		X		X	X		X
La Cañada Flintridge, CA		X		X					X
La Habra, CA	X		X	X		X			
Los Angeles, CA			X						X
New York City						X			
Palmdale, CA	X	X		X		X	X		X
Paramount, CA	X	X		X		X	X		X
Rancho Cucamonga, CA	X	X		X		X			X
San Dimas, CA		X		X					
San Juan, PR			X*		X*				
Santa Ana, CA	X		X			X			X
Seattle, WA			X*						X*
State of California			X			X		X	
State of Iowa			X*		X*	X*			
State of New Mexico			X						X
State of North Dakota			X*		X*				
Temecula, CA	X	X			X	X	X		
Tucson, AZ			X*						X*
Upland, CA	X	X		X		X	X		X
Walnut, CA		X		X			X		
Services Provided in Last 5 Years									
Albuquerque, NM	X		X		X				
Arecibo, PR			X*		X*				
County of Harris, TX								X	
County of Santa Barbara, CA		X							X
Detroit, MI			X*		X*				
Houston, TX								X	
Kansas City, KS			X*						
County of Riverside, CA	X								
Simi Valley, CA			X*		X*				X*
State of Utah			X*						X*
Tulsa, OK			X*						X*

***Conducted on behalf of HUD**

10722 Arrow Route ▪ Suite 822 ▪ Rancho Cucamonga ▪ California 91730
Phone (909) 476-6006 ▪ Fax (909) 476-6086

LDM
Associates • Inc.

April 1, 2025

Selena Acuna, Acting Public Works Manager
City of Hawthorne, Department of Public Works
4455 West 126th Street
Hawthorne CA 90250

Subject: **Proposal for Labor Compliance Monitoring Services**
Hawthorne Police Department Roof Replacement Project (Project # 25-09)

Dear Ms. Acuna:

Thank you for providing LDM Associates, Inc. (LDM) with the opportunity to provide labor compliance monitoring services for the City of Hawthorne's Police Department Roof Replacement Project (Project # 25-09). We are confident that our extensive experience, qualified staff, and innovative tools will enable us to deliver high-quality services that exceed your expectations and requirements.

Based on information provided by David Esfandi on April 1, 2025, the project is comprised of a $879,663 prime contract awarded on expected to be completed within 60 working days.

We will use LCPtracker™ to monitor all participating construction contractors and ensure they submit accurate and timely certified payroll reports to the California Department of Industrial Relations. LDM proposes to provide the requested contract and labor compliance monitoring services for a fixed-fee of $12,750, due upon issuance of the notice to proceed.

LDM, along with its affiliate (MDG Associates, Inc.), has been providing high-quality services to municipal agencies and private clients for over 35 years. Our consulting team is comprised of highly qualified professional staff with expertise in all aspects of community development, grants management and prevailing wage compliance. This includes managing grants through the federal and state levels such as the U.S. Department of Housing and Urban Development (HUD), Department of Energy (DOE), California State Parks, and California Department of Housing and Community Development (HCD).

If you have any questions regarding this proposal, please feel free to contact me at (909) 476-6006.

Respectfully Submitted,

Clint Whited

Clint Whited
Senior Vice President

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LDM is comprised of individuals with a wide variety of expertise including the services requested by the City. Currently, LDM has 42 staff members. Our staff provides grants management training on behalf of HUD to grantees throughout the country in the areas of "Basically CDBG," Assessment of Fair Housing (AFH), Disaster Recovery Grant Reporting (DRGR), eCon Planning Suite, CPD Maps, and the Integrated Disbursement Information System (IDIS). Our staff currently assists grantees through HUDs Ask a Question (AAQ) portal in the areas of CDBG, HOME, and DRGR. In addition, our staff is regularly tasked by HUD Headquarters to provide technical assistance (TA) to high-risk grantees throughout the country.

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We use industry-standard tools including using LCPtracker™ to deliver exceptional value to our clients and their construction contractors. These tools 1) help participating contractors produce accurate and compliant certified payroll reports electronically in one central place, 2) reduce reporting lag time, 3) reduce errors and violations, 4) provide greater success in the event of any compliance audit or investigation.

Public Agencies Provided Services in Last 2 Years and 5 Years.

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Services Provided in Last 2 Years									
Apple Valley, CA	X	X		X		X	X		
Azusa, CA							X		
Baldwin Park, CA	X		X						
Carson, CA			X	X		X			
Commerce, CA		X		X					
Commonwealth of Puerto Rico			X*		X			X	
Corona, CA	X	X		X		X	X		
County of Allegheny, PA			X						
County of Henrico, VA			X*						X*
County of Imperial, CA									X
County of Los Angeles, CA			X						X
County of Orange, CA						X			
County of San Bernardino, CA			X						X
Dallas, TX			X		X				
Downey, CA	X	X		X		X			X
Duarte, CA		X					X		
Fontana, CA	X	X		X		X	X		
Fresno, CA			X		X				
Hawthorne, CA	X	X		X		X	X		
Hesperia, CA	X	X		X		X	X		X
Irvine, CA	X	X		X		X	X		X
La Cañada Flintridge, CA		X		X					X
La Habra, CA	X		X	X		X			
Los Angeles, CA			X						X
New York City						X			
Palmdale, CA	X	X		X		X	X		X
Paramount, CA	X	X		X		X	X		X
Rancho Cucamonga, CA	X	X		X		X			X
San Dimas, CA		X		X					
San Juan, PR			X*		X*				
Santa Ana, CA	X		X			X			X
Seattle, WA			X*						X*
State of California			X			X		X	
State of Iowa			X*		X*	X*			
State of New Mexico			X						X
State of North Dakota			X*		X*				
Temecula, CA	X	X			X	X	X		
Tucson, AZ			X*						X*
Upland, CA	X	X		X		X	X		X
Walnut, CA		X		X			X		
Services Provided in Last 5 Years									
Albuquerque, NM	X		X		X				
Arecibo, PR			X*		X*				
County of Harris, TX								X	
County of Santa Barbara, CA		X							X
Detroit, MI			X*		X*				
Houston, TX								X	
Kansas City, KS			X*						
County of Riverside, CA	X								
Simi Valley, CA			X*		X*				X*
State of Utah			X*						X*
Tulsa, OK			X*						X*

***Conducted on behalf of HUD**

LDM
Associates • Inc.

April 1, 2025

Selena Acuna, Acting Public Works Manager
City of Hawthorne, Department of Public Works
4455 West 126th Street
Hawthorne CA 90250

Subject: **Proposal for Labor Compliance Monitoring Services**
New City Yard Project #24-02

Dear Ms. Acuna:

Thank you for providing LDM Associates, Inc. (LDM) with the opportunity to provide labor compliance monitoring services for the City of Hawthorne's New City Yard Project #24-02. We are confident that our extensive experience, qualified staff, and innovative tools will enable us to deliver high-quality services that exceed your expectations and requirements.

Based on information provided during our meeting on February 5 and subsequent documents provided by German Franco of your staff, on February 10, the project is comprised of a $13,770,087 prime contract awarded on expected to be completed within two years.

We will use LCPtracker™ to monitor all participating construction contractors and ensure they submit accurate and timely certified payroll reports to the California Department of Industrial Relations. LDM proposes to provide the requested contract and labor compliance monitoring services for a fixed-fee of $76,000, with $20,000 due upon issuance of the notice to proceed and $2,800 due monthly over the 20-month period of April 1, 2025 – November 1, 2026.

LDM, along with its affiliate (MDG Associates, Inc.), has been providing high-quality services to municipal agencies and private clients for over 35 years. Our consulting team is comprised of highly qualified professional staff with expertise in all aspects of community development, grants management and prevailing wage compliance. This includes managing grants through the federal and state levels such as the U.S. Department of Housing and Urban Development (HUD), Department of Energy (DOE), California State Parks, and California Department of Housing and Community Development (HCD).

If you have any questions regarding this proposal, please feel free to contact me at (909) 476-6006.

Respectfully Submitted,

Clint Whited

Clint Whited
Senior Vice President

Enclosure: Corporate Profile

10722 Arrow Route ▪ Suite 822 ▪ Rancho Cucamonga ▪ California 91730
Phone (909) 476-6006 ▪ Fax (909) 476-6086

Description of Firm

LDM Associates, Inc. (LDM) was established in 1988 and has undergone steady growth since its inception. LDM is a corporation registered in the State of California. In response to our clients' needs, LDM provides a wide variety of Community Development consulting services including, but not limited to grants management; administration and implementation of housing and commercial rehabilitation programs; labor compliance monitoring; administration of other housing programs; and project management services.

LDM is comprised of individuals with a wide variety of expertise including the services requested by the City. Currently, LDM has 42 staff members. Our staff provides grants management training on behalf of HUD to grantees throughout the country in the areas of "Basically CDBG," Assessment of Fair Housing (AFH), Disaster Recovery Grant Reporting (DRGR), eCon Planning Suite, CPD Maps, and the Integrated Disbursement Information System (IDIS). Our staff currently assists grantees through HUDs Ask a Question (AAQ) portal in the areas of CDBG, HOME, and DRGR. In addition, our staff is regularly tasked by HUD Headquarters to provide technical assistance (TA) to high-risk grantees throughout the country.

Six (6) of our staff members are part of the labor compliance monitoring team, with expertise in the Davis-Bacon Act, State Prevailing Wage, Minority and Women Owned Business, Disadvantaged Business Enterprise, Section 3, and other associated requirements.

LDM provides administrative and management services to cities that are seeking a consultant that can act as an extension of their staff and look after the best interest of the City.

Labor Compliance Monitoring Services

We are currently under contract to provide labor compliance services to 13 cities in Southern California. Our typical scope of work includes preparation or review of bid documents for compliance with Federal labor standards and requirements including but not limited to Davis-Bacon and Related Acts, Section 3, and DOL regulations; attending pre-bid and pre-construction meetings to present information on Davis-Bacon and Section 3 requirements; reviewing submitted bid documents for compliance; comprehensively analyzing 100% of all certified payroll reports for compliance, establish and maintain contractor and subcontractor labor files; conduct employee field interviews and document posting compliance; reconcile weekly certified payroll reports and supporting documentation; monitor contractors for Section 3 accomplishments; schedule labor compliance file reviews prior to release of retention funds; and address and resolve any underpayment or deficiency issues.

We use industry-standard tools including using LCPtracker™ to deliver exceptional value to our clients and their construction contractors. These tools 1) help participating contractors produce accurate and compliant certified payroll reports electronically in one central place, 2) reduce reporting lag time, 3) reduce errors and violations, 4) provide greater success in the event of any compliance audit or investigation.

Public Agencies Provided Services in Last 2 Years and 5 Years.

Client	Con Plan/ AI/CPP	CDBG HOME Grant Mgmt.	CDBG/ HOME TA	Housing/ Comm. Rehab. Admin.	Housing/ Comm. Rehab. TA	CARES Act or CDBG-CV TA	Davis-Bacon Monitoring/ Section 3	Disaster Recovery (CDBG-DR)	Misc. HUD Programs TA
Services Provided in Last 2 Years									
Apple Valley, CA	X	X		X		X	X		
Azusa, CA							X		
Baldwin Park, CA	X		X						
Carson, CA			X	X		X			
Commerce, CA		X		X					
Commonwealth of Puerto Rico			X*		X			X	
Corona, CA	X	X		X		X	X		
County of Allegheny, PA			X						
County of Henrico, VA			X*						X*
County of Imperial, CA									X
County of Los Angeles, CA			X						X
County of Orange, CA						X			
County of San Bernardino, CA			X						X
Dallas, TX			X		X				
Downey, CA	X	X		X		X			X
Duarte, CA		X					X		
Fontana, CA	X	X		X		X	X		
Fresno, CA			X		X				
Hawthorne, CA	X	X		X		X	X		
Hesperia, CA	X	X		X		X	X		X
Irvine, CA	X	X		X		X	X		X
La Cañada Flintridge, CA		X		X					X
La Habra, CA	X		X	X		X			
Los Angeles, CA			X						X
New York City						X			
Palmdale, CA	X	X		X		X	X		X
Paramount, CA	X	X		X		X	X		X
Rancho Cucamonga, CA	X	X		X		X			X
San Dimas, CA		X		X					
San Juan, PR			X*		X*				
Santa Ana, CA	X		X			X			X
Seattle, WA			X*						X*
State of California			X			X		X	
State of Iowa			X*		X*	X*			
State of New Mexico			X						X
State of North Dakota			X*		X*				
Temecula, CA	X	X			X	X	X		
Tucson, AZ			X*						X*
Upland, CA	X	X		X		X	X		X
Walnut, CA		X		X			X		
Services Provided in Last 5 Years									
Albuquerque, NM	X		X		X				
Arecibo, PR			X*		X*				
County of Harris, TX								X	
County of Santa Barbara, CA		X							X
Detroit, MI			X*		X*				
Houston, TX								X	
Kansas City, KS			X*						
County of Riverside, CA	X								
Simi Valley, CA			X*		X*				X*
State of Utah			X*						X*
Tulsa, OK			X*						X*

***Conducted on behalf of HUD**

LDM
Associates • Inc.

April 1, 2025

Selena Acuna, Acting Public Works Manager
City of Hawthorne, Department of Public Works
4455 West 126th Street
Hawthorne CA 90250

Subject: **Proposal for Labor Compliance Monitoring Services**
Senior Center Project #24-03

Dear Ms. Acuna:

Thank you for providing LDM Associates, Inc. (LDM) with the opportunity to provide labor compliance monitoring services for the City of Hawthorne's Senior Center Project #24-03. We are confident that our extensive experience, qualified staff, and innovative tools will enable us to deliver high-quality services that exceed your expectations and requirements.

Based on information provided during our meeting on February 5 and subsequent documents provided by German Franco of your staff, on February 10, the project is comprised of a $14,482,000 prime contract awarded on expected to be completed within 14 months.

We will use LCPtracker™ to monitor all participating construction contractors and ensure they submit accurate and timely certified payroll reports to the California Department of Industrial Relations. LDM proposes to provide the requested contract and labor compliance monitoring services for a fixed-fee of $116,670, with $20,000 due upon issuance of the notice to proceed and $6,905 due monthly over the 14-month period of April 1, 2025 – May 1, 2026.

LDM, along with its affiliate (MDG Associates, Inc.), has been providing high-quality services to municipal agencies and private clients for over 35 years. Our consulting team is comprised of highly qualified professional staff with expertise in all aspects of community development, grants management and prevailing wage compliance. This includes managing grants through the federal and state levels such as the U.S. Department of Housing and Urban Development (HUD), Department of Energy (DOE), California State Parks, and California Department of Housing and Community Development (HCD).

If you have any questions regarding this proposal, please feel free to contact me at (909) 476-6006.

Respectfully Submitted,

Clint Whited

Clint Whited
Senior Vice President

Enclosure: Corporate Profile

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Public Agencies Provided Services in Last 2 Years and 5 Years.

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Services Provided in Last 2 Years									
Apple Valley, CA	X	X		X		X	X		
Azusa, CA							X		
Baldwin Park, CA	X		X						
Carson, CA			X	X		X			
Commerce, CA		X		X					
Commonwealth of Puerto Rico			X*		X			X	
Corona, CA	X	X		X		X	X		
County of Allegheny, PA			X						
County of Henrico, VA			X*						X*
County of Imperial, CA									X
County of Los Angeles, CA			X						X
County of Orange, CA						X			
County of San Bernardino, CA			X						X
Dallas, TX			X		X				
Downey, CA	X	X		X		X			X
Duarte, CA		X					X		
Fontana, CA	X	X		X		X	X		
Fresno, CA			X		X				
Hawthorne, CA	X	X		X		X	X		
Hesperia, CA	X	X		X		X	X		X
Irvine, CA	X	X		X		X	X		X
La Cañada Flintridge, CA		X		X					X
La Habra, CA	X		X	X		X			
Los Angeles, CA			X						X
New York City						X			
Palmdale, CA	X	X		X		X	X		X
Paramount, CA	X	X		X		X	X		X
Rancho Cucamonga, CA	X	X		X		X			X
San Dimas, CA		X		X					
San Juan, PR			X*		X*				
Santa Ana, CA	X		X			X			X
Seattle, WA			X*						X*
State of California			X			X		X	
State of Iowa			X*		X*	X*			
State of New Mexico			X						X
State of North Dakota			X*		X*				
Temecula, CA	X	X			X	X	X		
Tucson, AZ			X*						X*
Upland, CA	X	X		X		X	X		X
Walnut, CA		X		X			X		
Services Provided in Last 5 Years									
Albuquerque, NM	X		X		X				
Arecibo, PR			X*		X*				
County of Harris, TX								X	
County of Santa Barbara, CA		X							X
Detroit, MI			X*		X*				
Houston, TX								X	
Kansas City, KS			X*						
County of Riverside, CA	X								
Simi Valley, CA			X*		X*				X*
State of Utah			X*						X*
Tulsa, OK			X*						X*

***Conducted on behalf of HUD**

AGENDA ITEM NO. 11.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 04/22/2025
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8523 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR LABOR COMPLIANCE MONITORING WITH LDM ASSOCIATES, INC.

RECOMMENDED MOTION:

Staff recommends that the City Council Approve Resolution No. 8523 and authorize the City Manager, or designee, to execute and make amendments to the Professional Services Agreement for Labor Compliance Monitoring with LDM Associates, Inc.

DISCUSSION:

The City has partnered with LDM Associates, Inc to provide Labor Compliance Monitoring services for the following capital improvement projects:

- Airport Project #25-06; resurfacing of runway 7-25 & taxiways and trench drain extension
- Police Department Project #25-09; PD roof replacement
- City Yard Project #24-02; new city yard facility with fueling station
- Senior Center Project #24-03; renovation, extension and addition to existing senior center.

These projects are funded through various funds ranging from local funds to federal funds. These programs are at various stages and LDM Associates, Inc is needed to continue forward progress. Also, these professional services are necessary to ensure all reporting deadlines and policy requirements are met. LDM Associates, Inc has agreed to monitor all participating construction contractors and ensure all labor compliance documents, like certified payroll reports, are submitted accurately and timely to the California Department of Industrial Relations.

LDM Associates, Inc has been providing labor compliances services for various Southern California cities, including Hawthorne. LDM currently has a professional service agreement with the City of Hawthorne to provide professional services necessary to administer and implement the CDBG HOME Investment Partnership and other federally funded grant programs and other approved additional programs. The existing agreement does not include the necessary services for the labor

FIRST AMENDMENT TO THE
CONSULTANT AGREEMENT FOR LABOR COMPLIANCE MONITOR SERVICES BETWEEN THE CITY OF HAWTHORNE ("CITY") AND LDM ASSOCIATES, INC. ("CONSULTANT")

This First Amendment to the Consultant Agreement for Labor Compliance Monitoring Services is made this 24th day of March 2026 by and between the City of Hawthorne, a California municipal corporation ("City") and LDM Associates, Inc. ("Consultant").

RECITALS

WHEREAS the City and LDM Associates, Inc. are parties to a Consulting Agreement for Services dated April 22, 2025.

WHEREAS now, the City wishes to extend the scope of work to include future projects as recommended by City Manager and/or Public Works Director. LDM Associates, Inc**.** will conduct the proposed Labor Compliance Monitoring Services and prepare deliverables.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

Effective March 24, 2026, the City will amend the existing agreement to extend the scope of work to include Labor Compliance Monitoring Services for future Projects. LDM Associates, Inc. will provide these services as described in the Labor Compliance Monitoring Services Agreement, attached hereto and incorporated herein as though set forth in full.

IN WITNESS THEREOF, the City and LDM Associates, Inc. have executed this First Amendment as of the day and year written above. Except as specifically amended by this First Amendment to the Consulting Agreement for Services dated April 22, 2025 (Consulting Agreement), all other provisions of the Consulting Agreement shall remain in full force and effect.

CITY OF HAWTHORNE,
CALIFORNIA, a municipal corporation

_____

VONTRAY NORRIS

City Manager
City of Hawthorne

APPROVED AS TO FORM:

_____

DAVID CACERES

City Attorney
City of Hawthorne

CONSULTANT
LDM Associates, Inc.

By: _____

Name: _____

Title: _____

ATTEST:

_____

DAYNA WILLIAMS-HUNTER

City Clerk
City of Hawthorne

AGENDA ITEM NO. 16.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Hawthorne Housing Rehabilitation 2026 Phase II (City Project #26-11) -- Out to Bid.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Plans and Specifications and authorize the Director of Public Works to advertise for construction bids with a return date of May 12th, 2026.

DISCUSSION:
The work consists of remodeling, renovating and modifying the City's apartment buildings, kitchens, and restrooms to comply with the requirements of the Americans with Disability Act (ADA). The work also consists of new doors and frames, hardware, flooring, drywall, toilet compartments, toilet fixtures, windows, caulking and sealants, stripping, patching, painting, cleaning, plumbing, electrical and mechanical work and all other incidental work necessary to complete the improvement in accordance with the Specifications.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
None. The project will be funded through CDBG

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
NIB #26-11

CITY OF HAWTHORNE

NOTICE INVITING BIDS

(A Cash Contract)

Pursuant to statute and to the authorization by the City Council of the City of Hawthorne, California, and on file in the office of the City Clerk of said city, notice is hereby given that sealed proposals will be received by the City Clerk of the City of Hawthorne, California in the City Clerk's office in City Hall, 4455 W. 126th Street, Hawthorne, CA 90250, until **4:00 P.M.** on **TUESDAY, MAY 12th, 2026.**

Proposals will be publicly opened and recorded on a Bid List at 4:15 P.M. of the same day in the City Clerk's office. Bidders, as well as the general public, are invited to view this proceeding.

Proposals will be read at a meeting of the City Council at **6:00 P.M.** on **TUESDAY, MAY 12th, 2026** for the following:

HAWTHORNE HOUSING REHABILITATION 2026 PHASE II

(Project # 26-11)

VARIOUS LOCATIONS

SCOPE OF WORK

The work consists of remodeling, renovating and modifying the City's apartment buildings, kitchens, and restrooms and to comply with the requirements of the Americans with Disability Act (ADA). The work also consists of new doors and frames, hardware, flooring, drywall, toilet compartments, toilet fixtures, windows, caulking and sealants, stripping, patching, painting, cleaning, plumbing, electrical and mechanical work and all other incidental work necessary to complete the improvement in accordance with the Specifications.

BASE BID FOR 12720 AND 12726 GREVILLEA AVE:

ESTIMATED QUANTITIES FOR 12720 GREVILLEA AVE: BUILDING IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	APPROXIMATE QUANTITY
1	Exterior Staircase Railing Paint and Install new 2" wide safety walk step tape contrast to existing step color on all steps on outside staircases.		
2	Install New Windows		
3	Replace All Entry Door Assembly		
4	Replace All Water Heater Enclosure Doors		
5	Replace All Individual Mailboxes		
6	Laundry Room – Electrical System Inspection, Electrical System repair/replace, Drywall, Patchwork, Electric Water Heater Replacement and Washer and Dryer Replacement.		

ESTIMATED QUANTITIES FOR 12720 GREVILLEA AVE: UNITS A, B, & D - PROPOSED IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	APPROXIMATE QUANTITY
7	Pest Control		
8	Clean Building Drain and Waste Piping		
9	Smoke Detectors and Monoxide Detectors		
10	Disconnect Existing Old Wall Gas/Floor Heater		
11	Install Wall Heater – Dual Wall 50,000 BTU		
12	General Drywall Repairs		
13	Replace Doorbell		
14	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter		
15	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light Fixtures		
16	Install New Water Heater		
17	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories		
18	Bathroom – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture, Electrical System Wiring, Painting.		
19	Remove/Dispose all existing interior passage doors and Install New Passage Doors		
20	Interior Paint – All Rooms		
21	Install New Vinyl Plank Flooring and Carpet Replacement		
22	Window Coverings Replacement		

ESTIMATED QUANTITIES FOR 12726 GREVILLEA AVE: ALL UNITS - PROPOSED IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	APPROXIMATE QUANTITY
23	Pest Control		
24	Clean Building Drain and Waste Piping		
25	Smoke Detectors and Monoxide Detectors		

26	Disconnect Existing Old Wall Gas/Floor Heater		
27	Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater Connections		
28	General Drywall Repairs		
29	Replace Doorbell		
30	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter		
31	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light Fixtures		
32	Install New Water Heater		
33	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories		
34	Bathroom – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture, Electrical System Wiring, Painting.		
35	Remove/Dispose all existing interior passage doors and Install New Passage Doors		
36	Interior Paint – All Rooms		
37	Install New Vinyl Plank Flooring and Carpet Replacement		
38	Window Coverings Replacement		

BASE BID FOR 12529 TRURO AVE:

ESTIMATED QUANTITIES FOR 12529 TRURO AVE:PROPOSED IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	APPROXIMATE QUANTITY
39	Remove/Replace All Existing Exterior Wood Siding		
40	Paint Exterior Siding, Trim, Fascia and Decorative Elements		
41	Repair Handrails		
42	Replace Doorbell		
43	Paint Exterior Plaster Surfaces for Detached Car Garage		
44	Vent Screens Replacement		

45	Repair PCC Concrete Slab to Drain Away From Structure by Gas Meters		
46	Repair Rear and Side PCC Steps		
47	Repair Wrought Iron Gate and Railing		
48	Install New Entry Doors and Install New Security Screen Door & Door Lock		
49	Install New Windows		
50	Install New Exterior Security Light Fixtures, Replace Light Fixture with New Ceiling Fan, and Replace Ceiling Light Fixtures		
51	Pest Control		
52	Replace Wood Garage Door with Steel Sectional Garage Door. Replace Garage Door with Steel Sectional Garage Door and Replace Garage Access Door and Hardware into Dwelling		
53	Front Detached Garage – Replace Side Entry Door Assembly		
54	Install New Electrical Receptacles & Switches		
55	Clean Building Drain and Waste Piping		
56	General Drywall Repairs		
57	Installation of Heating and Air-Conditioning System		
58	Basement Acoustic Suspended Ceiling Repairs		
59	Apply New Interior Paint		
60	Smoke Detectors and Monoxide Detectors		
61	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter		
62	All Bathrooms -- New Exhaust Fan, Remove/Replace Drywall and Tile From Walls and Ceiling with New Moisture Resistant Drywall and Will Match Existing Walls. New Paint, New Shower/Tub, New Shower Fixtures, New Vanity/Mirror/Medicine Cabinet, New Countertops, New Sink, New Faucet, New Accessories/Towel Bar, New Water Saving Toilet Including New Pump/Seat/Wax Ring, New Energy Star Light Fixtures and Remove/Replace Flooring.		
63	Basement Bathroom – Remove and Dispose of existing ceramic tile, backing, shower pan, remove/replace any dry rotted studs, remove/dispose existing bath/shower valve and fixtures, and shower door/shower door enclosure.		
64	1st Floor Bathroom – replace tub door, install new water closet, install new vanity, vanity top, faucet, and under sink plumbing		

65	Kitchen – Drywall, Painting, Patch Work, Removal/Install of Kitchen: Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Floor Tile remain and properly protected, Dishwasher, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Install New Recessed Light Fixtures, Appliances and Accessories		
66	Basement Den – will remain and properly protected		
67	Carpet – remove and dispose of all existing carpet, padding, and strips. Install new carpet.		
68	Install New Vinyl Plank Flooring		
69	Laundry – Install New Washer and Dryer		
70	Replace Front Entry Door Assembly		
71	Master Bathroom -- Install New Bath/Shower Valve & Fixtures, Remove Existing Caulking Sealant at All Joints Inside the Tub/Shower and Prepare for New Caulking. Paint to Match Existing Shower Tile Color. Remove All Damaged, Cracked or Crumbling Grout and Prepare/Apply New Grout.		
72	2nd Bathroom – Remove/Replace Existing Tub/Shower Enclosure including All Fixtures and Hardware, Repair/Replace Any Deteriorated/Damaged Wood Components, Replace All Deteriorated/Damaged Drain Lines and Furnish and Install a New "Moen – Chateau" (or approved equal)		

BASE BID FOR 11605 and 11529 GALE AVE:

ESTIMATED QUANTITIES FOR 11605 GALE AVE: SITE IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	APPROXIMATE QUANTITY
73	Remove and Replace existing decking on all floors. Including but not limited to removing and replacing all joists, ledgers, bridging, balustrade, weather/water proofing, metal flashing		

BASE BID FOR 11529 GALE AVE:

ESTIMATED QUANTITIES FOR 11529 GALE AVE: ALL UNITS (#7,8,9,12) - PROPOSED IMPROVEMENTS

ITEM	DESCRIPTION	UNIT	APPROXIMATE QUANTITY
74	Pest Control		
75	Clean Building Drain and Waste Piping		
76	Smoke Detectors and Monoxide Detectors		
77	Replace Wall Heater – Dual Wall 50,000 BTU		

78	General Drywall Repairs		
79	Replace Doorbell		
80	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter		
81	Replace Light Fixture with New Ceiling Fan and Replace Ceiling Light Fixtures		
82	Kitchen – Drywall, Painting, Patch Work, Removal of Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories		
83	Bathroom/Half Bath – Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture, Electrical System Wiring, Painting.		
84	Interior Paint – All Rooms		
85	Install New Vinyl Plank Flooring and Carpet Replacement		
86	Window Coverings Replacement		
87	Install New Passage Doors		
88	Repair Trash Enclosure Metal Doors		
89	Water Heater Room Drywall Repairs		
90	Install New Windows and Replace All Entry Door Assembly		
91	Laundry Room Electrical repairs and Laundry Room Washer and Dryer		

CLASSIFICATION CONTRACTORS

Contractors bidding this project must possess a valid State of California A or B Contractors' License and must meet minimum requirements set forth in the Specifications. The Contractor must be able to document five (5) years of satisfactory experience on project of similar complexity and dollar value.

PRE-BID JOB WALK

A PRE-BID MEETING/JOB WALK WILL START AT 12720 GREVILLEA HAWTHORNE, CA 90250, ON FRIDAY, APRIL 24TH, 2026 AT 10AM. All Bidders shall sign in on the Sign-In sheet at the job walk. All Bidders questions will be answered at this time or

by addenda. In addition, Bidders will have the opportunity to tour the proposed improvement and have an opportunity to talk to the City's staff concerning any aspect of the job or the site.
BIDS WILL BE NULL AND VOIDED IF CONTRACTOR DOES NOT ATTEND THIS PRE-BID JOB WALK.

CERTIFICATION OF OFFEROR/BIDDER REGARDING DEBARMENT

By submitting a bid/proposal under this solicitation, the bidder or offer or certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

Certification of Lower Tier Contractors Regarding Debarment

The successful bidder, by administrating each lower tier subcontract that exceeds $25,000 as a "covered transaction", must verify each lower tier participant of a "covered transaction "under the project is not presently debarred or otherwise disqualified from participation in this assisted project, The bidder is to provide a Data Universal Numbering System (DUNS) number. The bidder will accomplish this by:

1. Checking the system for Award Management at website: http://www.sam.gov
2. Collecting a certification statement similar to the Certification of Offeror/Bidder Regarding Debarment, above.
3. Inserting a clause or condition in the covered transaction with the lower tier contract

The Contractor is required to obtain an "Active Status". If the City of Hawthorne later determines that a lower tier participation failed to disclose a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the City of Hawthorne may pursue any available remedies, including suspension and debarments of the non-compliant participant.

SUBMISSION OF PROPOSALS

Proposals must be submitted on the blank forms, specifications and plans prepared and furnished for that purpose, which may be obtained through the City of Hawthorne's Citizen self-service:

http://hawthorneca-energovweb.tylerhost.net/apps/selfservice#home

No bid will be considered unless it conforms to the Proposal Requirements and Conditions. The City Council of the City of Hawthorne, also referred to as the City, reserves the right to reject any and all proposals, waive any irregularity, to accept any bid or portion thereof, and to take all bids under advisement for a period of ninety (90) calendar days after the bid opening date. Bids must be returned in the special envelopes provided, marked "SEALED BIDS", and addressed to the City Clerk.
Each proposal shall be accompanied by one of the following forms of bidder's security: cash, cashier's check, certified check, or bidder's bond, equal to ten percent (10%) of the bid price.

A list of subcontractors shall be submitted with the bid on the form provided by the City.

**** NOTE TO PROSPECTIVE BIDDERS: THE COST OF PLANS AND SPECIFICATIONS IS $100.00 (non-refundable). ****

NONDISCRIMINATION

Any contract entered into pursuant to this notice will incorporate the provisions of the State Labor Code. Labor Code Section 1735 requires that no discrimination be made in the employment of persons upon public works because of the race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex of such persons, except as provided in Government Code Section 12940. Affirmative action to ensure against discrimination in employment practices on the basis of race, color, national origin, ancestry, sex, or religion will also be required.

PERFORMANCE RETENTIONS

The successful bidder will be required to provide for performance security as provided by law. Requirements for performance retentions may be satisfied by deposit or securities specified in Section 16430 of the Government Code and in accordance with Section 22300 of the Public Contract Code.

CONTRACTOR REGISTRATION

A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. An unregistered contractor may only submit a bid if authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work at the time the contract is awarded.

WAGES AND EQUAL EMPLOYMENT OPPORTUNITIES

This proposed Contract is under and subject to Executive Order 11246, as amended, of September 24, 1965, and to the Equal Employment Opportunity (EEO) and Federal Labor Provisions. The EEO requirements, labor provisions, and wage rates are included in the Specifications and Bid documents and are available for inspection at the City Clerk's Office, City Hall, City of Hawthorne.

NOTICE IS FURTHER GIVEN that pursuant to the provisions of Section 1773 of the Labor Code of the State of California, the City Council has obtained the general federal prevailing rate of per diem wages in accordance with the law to be paid for the construction of the above entitled Works and Improvements and General Prevailing rate for holiday and overtime work in this locality for each craft. The schedule has been obtained from the U.S. Department for Housing and Urban Development for Community Block Grant Programs of the type and nature proposed by the City, and reference is hereby made to copies thereof on file in the Office of the City Engineer, which

said copies are available to any interested party upon request. Further, a copy shall be posted at the job site during the course of construction. All Contractors submitting bids must conform to current federal minimum prevailing wages.

In addition to the Contractor's obligations as to minimum wages rates, the Contractor shall abide by all other provisions and requirements stipulated in Sections 1770-1780, inclusive, of the Labor Code of the State of California, including, but not limited to, those dealing with the employment of registered apprentices. The responsibility of compliance with Section 1777.5 of the Labor Code shall be with the prime contractor.

NONDISCRIMINATION

Any contract entered into pursuant to this notice will incorporate the provisions of the State Labor Code. Labor Code Section 1735 requires that no discrimination be made in the employment of persons upon public works because of the race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex of such persons, except as provided in Government Code Section 12940. Affirmative action to ensure against discrimination in employment practices on the basis of race, color, national origin, ancestry, sex, or religion will also be required.

PERFORMANCE RETENTIONS

The successful bidder will be required to provide for performance security as provided by law. Requirements for performance retentions may be satisfied by deposit or securities specified in Section 16430 of the Government Code, and in accordance with Section 22300 of the Public Contract Code.

PROJECT INFORMATION

Plans and Specifications are available digitally through the City of Hawthorne's Citizen Self Service portal:
http://hawthorneca-energovweb.tylerhost.net/apps/selfservice#home

All contractors will need to create a free account. Once they have created an account then they will need to apply for the **Public Works Bid Plans and Specifications**. Fill in all necessary information and once the application is submitted the Contractor will receive an invoice (see project information section above for price). Once all fees have been paid the Contractor will then receive three (3) PDFs: 1) general information/provisions PDF, 2) bid proposal forms (see SUBMISSION OF PROPOSALS section below for instructions on how to submit all proposals) and 3) specifications/plans PDF.

If you have questions and/or need clarification regarding this project please contact German Franco, Assistant Engineer, Department of Public Works, Engineering Division. Any questions should be submitted to gfranco@cityofhawthorne.org.

THE CITY OF HAWTHORNE RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE TO THE LOWEST,

QUALIFIED, RESPONSIVE AND RESPONSIBLE BIDDER.

AGENDA ITEM NO. 17.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #12 in the amount of $796,124.92 due to PCN3 Inc of Los Alamitos, CA for City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #12 and all change orders associated with this progress payment to PCN3 Inc of Los Alamitos, CA

DISCUSSION:
This project includes providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations and addition to the existing Senior Center.

The work will consist of renovating the existing Hawthorne Senior Center situated on the northwest side of the existing Memorial Center facility. The renovations will bring the existing building, approximately 8,600 SF, up to current building codes and standards. The work will also consist of adding a first-floor extension and a second story, approximately 9700 SF of indoor space. There will also be some exterior landscaping to integrate the building into the park and create an outdoor courtyard. The work will also consist of providing all services, labor, materials, permits, insurance, tools and equipment needed, in accordance with the Plan and Specifications to successfully and safely complete the renovations, expansion and addition to the City of Hawthorne Senior Center located at 3901 El Segundo Blvd, Hawthorne, CA 90250.

During the construction phase of the project, necessary authorization will need to be granted to the City's Project Engineer(s) to conduct further testing, substitutions, and/or removal of materials such as new public right of way, new concrete slab between the New Senior Center and existing Memorial Center, etc.

Work done to date includes: demolition of the existing senior center structure, excavated trenches for underground plumbing and electrical conduits, trenching for elevator pit, concrete poured for the west expansion portion of the project, vertical steel reinforcement and preparing of steel columns and beams for the west expansion portion of the project. Excavation for new storm drain line, elevator pit and column footing for the existing portion of the building (East Side). Due to existing conditions uncovered during the demolition/excavation phase, it led to a few change orders, like repair and/or replacement of underground utility pipes, expansion of demolition (slab/ceiling), etc. Exterior and interior CMU walls for the west 1st floor addition and the existing east 1st floor is 100% completed and 1st floor ceiling and floor/deck for 2nd floor is being prepped for slab on grade. Elevator pit and walls on the existing portion of the project were completed. Underground, utilities are nearly completed, and they are working on completing the new main electrical box installation with Edison.

The 2nd floor roof wood beams have been installed, temporary wood rail has been installed, and metal

framing for the second floor has commenced. The first stairway leading from the first floor to the second floor on the exterior side has been installed and the 2nd stairway on the interior is currently being welded off site and will be delivered to the site by the end of March. A new roof is to be installed on the existing senior center structure. Continuation of mechanical, plumbing and electrical trades.

This progress payment had a few change orders (CO) : CO #18 is regarding adjusted cost for additional lighting equipment and installation, CO #84 is regarding adjusting the connection of a random rubble wall with a roof hatch that required additional material to properly connect to beam, CO #91 is regarding floor finish in room 113 and 114, Co #112 is regarding rebar for block outs on the 2nd floor of the new structure, C0 #125 and #127 are regarding entry door adjustments where existing plywood was damaged either by termites or past weather conditions and required removal and replacement of surrounding plywood, CO #128 is regarding shut-off valves added throughout the facility to help ease any future pipe repairs or leaks and CO #128 is addition AV cabinet to support addition low voltage equipment.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
None. Funds for this progress payment in the amount of $796,124.92 will be funded through allocated funds from the 2024-2025 budget.

NOTICING PROCEDURE:
72 hours posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS
PP#12

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: **City of Hawthorne**
4455 W. 126th Street
Hawthorne, CA, 90250

PROJECT: **City of Hawthrone New Senior Center**

APPLICATION NO: **12**
PERIOD FROM: **2/1/2026**
PERIOD TO: **2/28/2026**

Distribution to:
- ☐ OWNER
- ☐ CM
- ☐ ARCHITECT
- ☐ CONTRACTOR
- ☐ ENGINEER

FROM CONTRACTOR:
PCN3, INC.
10591 Humbolt Street, Unit A
Los Alamitos, CA, 90720

VIA CONSTRUCTION MANAGER:

PROJECT NOS: **24-03**
CONTRACT NO: **24-03**
CONTRACT DATE: **8/28/2024**

CONTRACT FOR: 24-03

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		14,445,000.00
2. Net change by Change Orders		619,572.79
3. CONTRACT SUM TO DATE (Line 1 ± 2)		15,064,572.79
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		9,116,568.17
5. RETAINAGE:		
a. 5 % of Work Completed (Column D + E on G703)	$ 455,828.41	
b. 5 % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		455,828.41
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		8,660,739.76
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		7,864,614.84
8. CURRENT PAYMENT DUE		796,124.92
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		6,403,833.03

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 573,744	$ -
Total approved this Month	$45,828.79	$ -
TOTALS	$ 619,573	$ -
NET CHANGES by Change Order	$ 619,573	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: **PCN3, INC.**

By: _____ Date: _____

State of: California County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

PM'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ 796,125

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

Project Manager:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONSTRUCTION MANAGER:

By: _____

Project Manager

PCN3, INC.
10591 Humbolt Street, Unit A

Los Alamitos, CA, 90720

City of Hawthrone New Senior Center
CITY OF Hawthrone

Schedule of Values

APPLICATION NUMBER: 12
APPLICATION DATE: 2/28/2026

PERIOD TO: 2/28/2026

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
1.00	EXISTING CONDITIONS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
1.a	DEMO @ SENIOR CENTER SITE (HAULING INCLUDED)	38,406.64	38,406.64	0.00	0.00	0.00	$0.00	$38,406.64	100%	$0.00	$1,920.33
1.b	DEMO @ EAST PARKING LOT (HAULING INCLUDED)	47,072.56	47,072.56	0.00	0.00	0.00	$0.00	$47,072.56	100%	$0.00	$2,353.63
1.c	DEMO @ NORTH PARKING LOT (HAULING INCLUDED)	32,013.40	32,013.40	0.00	0.00	0.00	$0.00	$32,013.40	100%	$0.00	$1,600.67
1.d	MISC. SITE DEMO	8,260.00	8,260.00	0.00	0.00	0.00	$0.00	$8,260.00	100%	$0.00	$413.00
2.00	EARTHWORK: SITE PREPARATION (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
2.a	SITE CLEARING	20,731.42	20,731.42	0.00	0.00	0.00	$0.00	$20,731.42	100%	$0.00	$1,036.57
2.b	ROUGH GRADING	41,462.84	41,462.84	0.00	0.00	0.00	$0.00	$41,462.84	100%	$0.00	$2,073.14
2.c	RAW CUT - PER C.E. QUANTITY	2,147.60	2,147.60	0.00	0.00	0.00	$0.00	$2,147.60	100%	$0.00	$107.38
2.d	FINE GRADING	52,204.38	45,000.00	0.00	0.00	0.00	$0.00	$45,000.00	86%	$7,204.38	$2,250.00
2.e	BUILDING PAD OVEREXCAVATION - WEST ADDITION	66,599.20	66,599.20	0.00	0.00	0.00	$0.00	$66,599.20	100%	$0.00	$3,329.96
2.f	BUILDING PAD OVEREXCAVATION - EXTENDED SLAB	10,431.20	10,431.20	0.00	0.00	0.00	$0.00	$10,431.20	100%	$0.00	$521.56
2.g	SCARIFY & COMPACT U/S PAVING	11,756.34	11,756.34	0.00	0.00	0.00	$0.00	$11,756.34	100%	$0.00	$587.82
2.h	EXPORT/HAUL DIRT SURPLUS + 15% SWELL VOLUME	16,726.50	16,726.50	0.00	0.00	0.00	$0.00	$16,726.50	100%	$0.00	$836.33
2.i	EROSION CONTROL	31,097.13	31,097.13	0.00	0.00	0.00	$0.00	$31,097.13	100%	$0.00	$1,554.86
3.00	EXTERIOR IMPROVEMENTS (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
3.a.I	SENIOR CENTER SITE - HARDSCAPE	139,670.70	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$139,670.70	$0.00
3.a.II	SENIOR CENTER SITE - BRICK PAVERS	121,197.80	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$118,697.80	$125.00
3.a.III	SENIOR CENTER SITE - LANDSCAPE	197,109.89	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$197,109.89	$0.00
3.a.IV	SENIOR CENTER SITE - SITE WALLS	43,660.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$43,660.00	$0.00
3.a.V	SENIOR CENTER SITE - ORNAMENTAL STEEL FENCING & GATES	106,412.40	30,000.00	0.00	0.00	0.00	$0.00	$30,000.00	28%	$76,412.40	$1,500.00
3.b	EAST PARKING LOT	109,801.36	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$109,801.36	$0.00
3.C	NORTH PARKING LOT	69,844.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$69,844.20	$0.00
3.d	SIGNAGE	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
4.00	UTILITIES (SITEWORK)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
4.a	STORM DRAINS	135,924.20	135,924.20	0.00	0.00	0.00	$0.00	$135,924.20	100%	$0.00	$6,796.21
4.b	FIRE WATER	203,904.00	203,904.00	0.00	0.00	0.00	$0.00	$203,904.00	100%	$0.00	$10,195.20
4.c	SANITARY SEWER	37,288.00	37,288.00	0.00	0.00	0.00	$0.00	$37,288.00	100%	$0.00	$1,864.40
4.d	NATURAL GAS	5,900.00	5,900.00	0.00	0.00	0.00	$0.00	$5,900.00	100%	$0.00	$295.00
4.e	PRIMARY/SECONDARY POWER SERVICE	102,424.00	65,000.00	0.00	0.00	0.00	$0.00	$65,000.00	63%	$37,424.00	$3,250.00
4.f	ELECTRIC VEHICLE CHARGING STATION	43,365.00	20,000.00	0.00	0.00	0.00	$0.00	$20,000.00	46%	$23,365.00	$1,000.00
4.g	SITE LIGHTING	47,200.00	10,000.00	0.00	0.00	0.00	$0.00	$10,000.00	21%	$37,200.00	$500.00
4.h	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
5.00	EXISTING CONDITIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
5.a	SELECTIVE BUILDING DEMOLITION (HAULING INCLUDED)	292,287.18	292,287.18	0.00	0.00	0.00	$0.00	$292,287.18	100%	$0.00	$14,614.36
5.b	PLUMBING DEMOLITION	4,814.40	4,814.40	0.00	0.00	0.00	$0.00	$4,814.40	100%	$0.00	$240.72
5.c	HVAC DEMOLITION	9,086.00	9,086.00	0.00	0.00	0.00	$0.00	$9,086.00	100%	$0.00	$454.30
5.d	ELECTRICAL DEMOLITION	48,757.60	48,757.60	0.00	0.00	0.00	$0.00	$48,757.60	100%	$0.00	$2,437.88
6.00	CONCRETE (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
6.a	FOUNDATION - INCLUDED PER SEPARATE ADDITION	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
6.b	ELEVATOR	208,904.34	208,904.34	0.00	0.00	0.00	$0.00	$208,904.34	100%	$0.00	$10,445.22
6.c	SLAB-ON-GRADE/CURBS	99,426.80	99,426.80	0.00	0.00	0.00	$0.00	$99,426.80	100%	$0.00	$4,971.34
7.00	MASONRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7.a	EXTERIOR CMU WALL	40,419.72	40,419.72	0.00	0.00	0.00	$0.00	$40,419.72	100%	$0.00	$2,020.99
7.b	INTERIOR CMU WALL	154,374.68	154,374.68	0.00	0.00	0.00	$0.00	$154,374.68	100%	$0.00	$7,718.73
8.00	METALS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
8.a	PERFORATED METAL PANEL SYSTEM	186,381.00	140,000.00	0.00	0.00	0.00	$0.00	$140,000.00	75%	$46,381.00	$7,000.00
8.b	MISC. METALS	11,800.00	5,900.00	0.00	0.00	0.00	$0.00	$5,900.00	50%	$5,900.00	$295.00
9	CARPENTRY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
9.a	FINISH CARPENTRY	166,675.00	5,000.00	0.00	0.00	0.00	$0.00	$5,000.00	3%	$161,675.00	$250.00
9.b	ROUGH CARPENTRY	228,092.23	217,000.00	11,092.23	0.00	0.00	$0.00	$228,092.23	100%	$0.00	$11,404.61
10	THERMAL & MOISTURE PROTECTION (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
10.a	ROOFING	186,857.25	20,000.00	70,000.00	0.00	0.00	$0.00	$90,000.00	48%	$96,857.25	$4,500.00
10.b	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
11	OPENINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
11.a	EXTERIOR DOORS + H.W.	49,678.00	34,750.00	5,000.00	0.00	0.00	$0.00	$39,750.00	80%	$9,928.00	$1,987.50
11.b	WINDOWS	227,364.76	75,000.00	0.00	0.00	0.00	$0.00	$75,000.00	33%	$152,364.76	$3,750.00
11.c	DOORS + H.W.	100,250.44	80,000.00	5,000.00	0.00	0.00	$0.00	$85,000.00	85%	$15,250.44	$4,250.00
11.d	WINDOWS	16,903.50	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	15%	$14,403.50	$125.00
12.00	FINISHES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
12.a	EXTERIOR WALLS	167,562.36	120,000.00	0.00	0.00	0.00	$0.00	$120,000.00	72%	$47,562.36	$6,000.00
12.b	INTERIOR WALLS	343,807.16	225,000.00	0.00	0.00	0.00	$0.00	$225,000.00	65%	$118,807.16	$11,250.00
12.c	FLOOR FINISHES	150,590.42	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$150,590.42	$0.00
12.d	CEILING FINISHES	203,943.81	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$203,943.81	$0.00
12.e	VERTICAL SOFFITS	53,764.20	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$53,764.20	$0.00
12.f	EXTERIOR SOFFIT	738.68	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$738.68	$0.00
13	SPECIALTIES (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
13.a	RESTROOM SPECIALTIES	33,722.04	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$33,722.04	$0.00
13.b	MISC. SPECIALTIES	24,965.02	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$24,965.02	$0.00
14	ALL EQUIPMENT - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15	FURNISHINGS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15.a	WINDOW SHADES	23,564.60	0.00	3,564.60	0.00	0.00	$0.00	$3,564.60	15%	$20,000.00	$178.23
15.b	FURNISHINGS - ALL FF & E - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
16	SPECIAL CONSTRUCTION (EXISTING BUILDING RENOVATION + EXTENSION) - THIS SECTION NOT APPLICABLE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
17	CONVEYING EQUIPMENT (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
18	FIRE SUPPRESSION (EXISTING BUILDING RENOVATION + EXTENSION)	121,240.00	48,000.00	24,000.00	0.00	0.00	$0.00	$72,000.00	59%	$49,240.00	$3,600.00
19	PLUMBING (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
19.a	PLUMBING EQUIPMENT - INCLUDED PER SEPARATE ADDITION ESTIMATE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.b	PLUMBING FIXTURES	34,220.00	16,000.00	0.00	0.00	0.00	$0.00	$16,000.00	47%	$18,220.00	$800.00
19.c	COLD WATER	37,771.80	28,500.00	9,271.80	0.00	0.00	$0.00	$37,771.80	100%	$0.00	$1,888.59
19.d	HOT WATER	21,428.80	16,000.00	5,428.80	0.00	0.00	$0.00	$21,428.80	100%	$0.00	$1,071.44
19.e	SANITARY SEWER & VENT	62,315.80	58,000.00	4,315.80	0.00	0.00	$0.00	$62,315.80	100%	$0.00	$3,115.79
19.f	CONDENSATE DRAINS	22,007.00	1,000.00	0.00	0.00	0.00	$0.00	$1,000.00	5%	$21,007.00	$50.00
19.g	ROOF DRAINS - SEE DIVISION 7 FOR GUTTER & DOWNSPOUT	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
19.h	NATURAL GAS	3,352.14	1,500.00	0.00	0.00	0.00	$0.00	$1,500.00	45%	$1,852.14	$75.00
20	HVAC (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
20.a	ROOFTOP AC UNIT	115,223.46	74,500.00	10,000.00	0.00	0.00	$0.00	$84,500.00	73%	$30,723.46	$4,225.00
20.b	VRF SPLIT SYSTEM	92,712.60	60,500.00	5,000.00	0.00	0.00	$0.00	$65,500.00	71%	$27,212.60	$3,275.00
20.c	MINI SPLIT SYSTEM	30,326.00	18,250.00	5,000.00	0.00	0.00	$0.00	$23,250.00	77%	$7,076.00	$1,162.50
20.d	EXHAUST FAN	2,861.50	1,300.00	1,300.00	0.00	0.00	$0.00	$2,600.00	91%	$261.50	$130.00
20.e	CONTROLS	11,363.40	6,000.00	0.00	0.00	0.00	$0.00	$6,000.00	53%	$5,363.40	$300.00
20.f	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
21	ELECTRICAL (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
21.a	ELECTRICAL EQUIPMENT & PANELS	42,480.00	32,000.00	3,000.00	0.00	0.00	$0.00	$35,000.00	82%	$7,480.00	$1,750.00
21.b	PANEL "K" FEEDER	16,862.20	13,500.00	2,000.00	0.00	0.00	$0.00	$15,500.00	92%	$1,362.20	$775.00
21.c	BRANCH POWER	32,579.56	25,000.00	2,500.00	0.00	0.00	$0.00	$27,500.00	84%	$5,079.56	$1,375.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	50,000.00	20,000.00	0.00	0.00	$0.00	$70,000.00	79%	$19,028.99	$3,500.00
21.e	LIGHTING	111,156.00	80,000.00	15,000.00	0.00	0.00	$0.00	$95,000.00	85%	$16,156.00	$4,750.00
21.f	EXT	305,717.82	150,000.00	10,000.00	0.00	0.00	$0.00	$160,000.00	52%	$145,717.82	$8,000.00
21.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
22	COMMUNICATIONS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
22.a	SIGNAL SYSTEM	139,118.66	27,500.00	0.00	0.00	0.00	$0.00	$27,500.00	20%	$111,618.66	$1,375.00
23	ELECTRONIC SAFETY & SECURITY (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23.a	FIRE ALARM	99,214.40	40,000.00	10,000.00	0.00	0.00	$0.00	$50,000.00	50%	$49,214.40	$2,500.00
23.b	SECURITY	119,057.28	30,000.00	15,000.00	0.00	0.00	$0.00	$45,000.00	38%	$74,057.28	$2,250.00
24.00	EXTERIOR IMPROVEMENTS (EXISTING BUILDING RENOVATION + EXTENSION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24.a	EAST COURT	25,315.72	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$25,315.72	$0.00
25	EXISTING CONDITIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - SEE SEPARATE SITEWORK FOR SITE DEMOLITION	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26	CONCRETE (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26.a	FOUNDATION	186,440.00	186,440.00	0.00	0.00	0.00	$0.00	$186,440.00	100%	$0.00	$9,322.00
26.b	SLAB-ON-GRADE/CURBS	97,168.28	97,168.28	0.00	0.00	0.00	$0.00	$97,168.28	100%	$0.00	$4,858.41
26.c	CONCRETE COLUMN	246,030.00	246,030.00	0.00	0.00	0.00	$0.00	$246,030.00	100%	$0.00	$12,301.50
26.d	SUSPENDED CONCRETE SLAB & BEAMS	770,999.02	770,999.02	0.00	0.00	0.00	$0.00	$770,999.02	100%	$0.00	$38,549.95
26.e	MISC. CONCRETE	7,021.00	7,021.00	0.00	0.00	0.00	$0.00	$7,021.00	100%	$0.00	$351.05

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
27	MASONRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
27.a	EXTERIOR CMU WALL	311,367.78	311,367.78	0.00	0.00	0.00	$0.00	$311,367.78	100%	$0.00	$15,568.39
28	METALS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
28.a	STRUCTURAL STEEL	358,039.14	335,000.00	15,000.00	0.00	0.00	$0.00	$350,000.00	98%	$8,039.14	$17,500.00
28.b	EXTERIOR METAL STAIR	108,896.30	80,000.00	22,500.00	0.00	0.00	$0.00	$102,500.00	94%	$6,396.30	$5,125.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	150,000.00	14,000.00	0.00	0.00	$0.00	$164,000.00	80%	$42,183.76	$8,200.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	520,000.00	100,000.00	0.00	0.00	$0.00	$620,000.00	61%	$400,169.00	$31,000.00
28.e	MISC. METALS	187,195.20	128,000.00	35,000.00	0.00	0.00	$0.00	$163,000.00	87%	$24,195.20	$8,150.00
29.00	CARPENTRY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
29.a	FINISH CARPENTRY	149,270.00	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$146,770.00	$125.00
29.b	ROUGH CARPENTRY	232,353.80	200,000.00	15,000.00	0.00	0.00	$0.00	$215,000.00	93%	$17,353.80	$10,750.00
30.00	THERMAL & MOISTURE PROTECTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30.a	ROOFING	135,812.34	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$133,312.34	$125.00
30.b	WATERPROOFING	97,783.59	21,500.00	0.00	0.00	0.00	$0.00	$21,500.00	22%	$76,283.59	$1,075.00
30.c	MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
31	OPENINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
31.a	EXTERIOR DOORS + H.W.	44,958.00	30,000.00	3,000.00	0.00	0.00	$0.00	$33,000.00	73%	$11,958.00	$1,650.00
31.b	EXTERIOR WINDOWS	149,067.13	22,500.00	0.00	0.00	0.00	$0.00	$22,500.00	15%	$126,567.13	$1,125.00
31.c	INTERIOR DOORS + H.W.	100,250.44	60,000.00	10,000.00	0.00	0.00	$0.00	$70,000.00	70%	$30,250.44	$3,500.00
31.d	INTERIOR WINDOWS	16,903.50	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	15%	$14,403.50	$125.00
32	FINISHES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
32.a	EXTERIOR WALLS	669,247.62	135,000.00	125,000.00	0.00	0.00	$0.00	$260,000.00	39%	$409,247.62	$13,000.00
32.b	INTERIOR WALLS	492,469.46	150,000.00	150,000.00	0.00	0.00	$0.00	$300,000.00	61%	$192,469.46	$15,000.00
32.c	FLOOR FINISHES	224,244.86	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$224,244.86	$0.00
32.d	CEILING FINISHES	107,511.85	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$107,511.85	$0.00
32.e	VERTICAL SOFFITS	98,997.28	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$98,997.28	$0.00
32.f	EXTERIOR SOFFIT/FASCIA	68,864.80	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$68,864.80	$0.00
33	SPECIALTIES (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
33.a	RESTROOM SPECIALTIES	87,426.31	20,000.00	0.00	0.00	0.00	$0.00	$20,000.00	23%	$67,426.31	$1,000.00
33.b	MISC. SPECIALTIES	42,461.59	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$42,461.59	$0.00
34	EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION) - N.I.C	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.00	FURNISHINGS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.a	WINDOW SHADES, MOTORIZED - ALLOWANCE	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35.b	FURNISHINGS - N.I.C.	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
36	SPECIAL CONSTRUCTION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
36.a	OUTDOOR DECK PEDESTAL SYSTEM	188,698.82	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	1%	$186,198.82	$125.00
36.b	OUTDOOR GREEN DECK	109,032.00	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	2%	$106,532.00	$125.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
37.00	CONVEYING EQUIPMENT (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
37.a	PASSENGER ELEVATOR	160,480.00	90,000.00	0.00	0.00	0.00	$0.00	$90,000.00	56%	$70,480.00	$4,500.00
38.00	FIRE SUPPRESSION (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
38.a	FIRE SPRINKLER SYSTEM	123,489.45	37,500.00	25,000.00	0.00	0.00	$0.00	$62,500.00	51%	$60,989.45	$3,125.00
39	PLUMBING (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
39.a	PLUMBING EQUIPMENT	20,650.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$20,650.00	$0.00
39.b	PLUMBING FIXTURES	59,000.00	2,500.00	0.00	0.00	0.00	$0.00	$2,500.00	4%	$56,500.00	$125.00
39.c	COLD WATER	70,575.80	55,000.00	0.00	0.00	0.00	$0.00	$55,000.00	78%	$15,575.80	$2,750.00
39.d	HOT WATER	36,509.20	29,000.00	0.00	0.00	0.00	$0.00	$29,000.00	79%	$7,509.20	$1,450.00
39.e	SANITARY SEWER & VENT	94,588.80	80,000.00	0.00	0.00	0.00	$0.00	$80,000.00	85%	$14,588.80	$4,000.00
39.f	CONDENSATE DRAINS	19,765.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$19,765.00	$0.00
39.g	ROOF DRAINS	4,845.55	4,845.55	0.00	0.00	0.00	$0.00	$4,845.55	100%	$0.00	$242.28
40.00	HVAC (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
40.a	VRF SPLIT SYSTEM	232,029.30	137,500.00	0.00	0.00	0.00	$0.00	$137,500.00	59%	$94,529.30	$6,875.00
40.b	MINI SPLIT SYSTEM	9,440.00	5,000.00	0.00	0.00	0.00	$0.00	$5,000.00	53%	$4,440.00	$250.00
40.c	EXHAUST FAN	19,169.10	10,000.00	0.00	0.00	0.00	$0.00	$10,000.00	52%	$9,169.10	$500.00
41	ELECTRICAL (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
41.a	ELECTRICAL EQUIPMENT	25,665.00	13,000.00	2,500.00	0.00	0.00	$0.00	$15,500.00	60%	$10,165.00	$775.00
41.b	PANEL BOARD	12,390.00	6,000.00	3,000.00	0.00	0.00	$0.00	$9,000.00	73%	$3,390.00	$450.00
41.c	SECONDARY FEEDER	53,336.00	53,336.00	0.00	0.00	0.00	$0.00	$53,336.00	100%	$0.00	$2,666.80
41.d	BRANCH POWER	45,496.08	33,000.00	2,500.00	0.00	0.00	$0.00	$35,500.00	78%	$9,996.08	$1,775.00
41.e	HVAC/PLUMBING EQUIPMENT POWER	44,092.12	14,092.12	10,000.00	0.00	0.00	$0.00	$24,092.12	55%	$20,000.00	$1,204.61
41.f	LIGHTING	201,952.16	75,000.00	10,000.00	0.00	0.00	$0.00	$85,000.00	42%	$116,952.16	$4,250.00
41.g	MISCELLANEOUS	1,180.00	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,180.00	$0.00
42	COMMUNICATIONS (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
42.a	SIGNAL SYSTEM	155,747.02	27,500.00	12,500.00	0.00	0.00	$0.00	$40,000.00	26%	$115,747.02	$2,000.00
43.00	ELECTRONIC SAFETY & SECURITY (1ST FLOOR WEST & 2ND FLOOR BUILDING ADDITION)		0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
43.a	FIRE ALARM	101,055.20	45,000.00	5,500.00	0.00	0.00	$0.00	$50,500.00	50%	$50,555.20	$2,525.00
43.b	SECURITY	121,266.24	24,000.00	0.00	0.00	0.00	$0.00	$24,000.00	20%	$97,266.24	$1,200.00
		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
	Change orders	0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
1	Change order #1 - Abatement	137,865.00	137,865.00	0.00	0.00	0.00	$0.00	$137,865.00	100%	$0.00	$6,893.25
2	Change order #2 - Extra interior demo	74,270.00	74,270.00	0.00	0.00	0.00	$0.00	$74,270.00	100%	$0.00	$3,713.50
3		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
4		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
5	Change order #5 - removal and disposal of 2 subpanels	4,121.65	4,121.65	0.00	0.00	0.00	$0.00	$4,121.65	100%	$0.00	$206.08
6		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7	Change Order # 7 - Structural Columns Clarification	37,075.78	37,075.78	0.00	0.00	0.00	$0.00	$37,075.78	100%	$0.00	$1,853.79
8	Change order # 8 - exploratory work for water intrusion	1,671.86	1,671.86	0.00	0.00	0.00	$0.00	$1,671.86	100%	$0.00	$83.59
9	Change Order #9 - Voltage Reading	8,399.33	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$8,399.33	$0.00
10	Change order #10 - Removal of cabinetry	1,999.66	1,999.66	0.00	0.00	0.00	$0.00	$1,999.66	100%	$0.00	$99.98

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
11		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
12		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
13	Change Order #13 - Added Demolition & Grading - South Of Existing Building	62,452.85	62,452.85	0.00	0.00	0.00	$0.00	$62,452.85	100%	$0.00	$3,122.64
14		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
15		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
16	Change order #16 - Storm drain	27,060.80	27,060.80	0.00	0.00	0.00	$0.00	$27,060.80	100%	$0.00	$1,353.04
17	Change Order #17 - Addendum 1 - Landscaping and Irrigation Changes	19,789.86	10,000.00	0.00	0.00	0.00	$0.00	$10,000.00	51%	$9,789.86	$500.00
18	Change Order #18 - Lighting Package Tariff Increase (1st Floor)	24,988.03	0.00	24,988.03	0.00	0.00	$0.00	$24,988.03	100%	$0.00	$1,249.40
19	Change Order #19 - Hose Bibb Clarification	1,081.73	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$1,081.73	$0.00
20	Change order #20 - Electrical Floor Boxes	20,727.74	20,727.74	0.00	0.00	0.00	$0.00	$20,727.74	100%	$0.00	$1,036.39
21	Change Order #21 - Gas Routing to Water Heater or AC Unit on the Roof	4,055.57	2,000.00	0.00	0.00	0.00	$0.00	$2,000.00	49%	$2,055.57	$100.00
22		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
25		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
26		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
27	Change Order #27 - Post Bid Addendum 1 - Mechanical Changes	25,413.19	25,300.00	0.00	0.00	0.00	$0.00	$25,300.00	100%	$113.19	$1,265.00
28		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
29		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30	Change Order #30 - Existing Communications Conduit	2,177.74	2,177.74	0.00	0.00	0.00	$0.00	$2,177.74	100%	$0.00	$108.89
31		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
32	Change Order #32 - ASI 014 Roof Demolition Scope Clarification	25,355.20	25,355.20	0.00	0.00	0.00	$0.00	$25,355.20	100%	$0.00	$1,267.76
33	Change Order #33 - Clarification of Demolition Scope in between Senior Center and Memorial Center	7,682.43	7,682.43	0.00		0.00	$0.00	$7,682.43	100%	$0.00	$384.12
34		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
35	Change Order #35 - Stucco Barrier Behind Existing Wall	1,591.35	1,591.35	0.00	0.00	0.00	$0.00	$1,591.35	100%	$0.00	$79.57
36	Change Order #36 - Removal of (E) Roof Insulation where New 2nd Floor Called out Above	1,185.70	1,185.70	0.00		0.00	$0.00	$1,185.70	100%	$0.00	$59.29
37		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
38	Change Order #38 - Elevator Pit Clarifications	4,224.54	4,224.54	0.00	0.00	0.00	$0.00	$4,224.54	100%	$0.00	$211.23
39	Change Order #39 - Post-Bid Addendum 1 - Concrete Reinforcing Changes	18,982.99	18,982.99	0.00	0.00	0.00	$0.00	$18,982.99	100%	$0.00	$949.15
40	Change Order #40 - Relocation of Existing Kitchen Wall	12,282.11	12,282.11	0.00		0.00	$0.00	$12,282.11	100%	$0.00	$614.11
41		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
42	Change Order #42 - Post Bid Addendum 1 - Changes to Light Fixtures	80,078.32	80,078.32	0.00	0.00	0.00	$0.00	$80,078.32	100%	$0.00	$4,003.92
43		0.00	0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
44	Change Order #44 - Added Tile in WC-108	2,476.59	0.00	0.00	0.00	0.00	$0.00	$0.00	0%	$2,476.59	$0.00
45	Change Order #45 - Existing Foundation Extended Beyond Bid Set Drawings	18,999.99	18,999.99	0.00	0.00	0.00	$0.00	$18,999.99	100%	$0.00	$950.00
46	Change Order #46 - Existing Trees in front of N Storefront Door	875.73	875.73	0.00	0.00	0.00	$0.00	$875.73	100%	$0.00	$43.79
47	Change Order #47 - Existing Catch Basin Clash with New Foundation	3,301.27	$3,301.27	$0.00				$3,301.27	100%	$0.00	$165.06

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
48	Change Order #48 - Plywood Water Damage at (E) East Elevation	5,895.53	5,895.53	0.00	0.00	0.00	$0.00	$5,895.53	100%	$0.00	$294.78
49			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
50			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
51			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
52			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
53	Chage Order #53 - Credit for Changed CMU Type	-24,525.00	0.00	-24,525.00	0.00	0.00	$0.00	-$24,525.00	100%	$0.00	-$1,226.25
54			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
55			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
56			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
57			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
58	Change Order #58 - (E) Overflow Drain on East Wall	1,417.07	1,417.07	0.00	0.00	0.00	$0.00	$1,417.07	100%	$0.00	$70.85
59	Change Order #59 - ASI-27 - Added Beam and Posts for E Roofing Situation	11,241.71	11,241.71	0.00	0.00	0.00	$0.00	$11,241.71	100%	$0.00	$562.09
60	Change Order #60 - Wall Type for (E) Door Opening Missing	1,646.08	1,646.08	0.00	0.00	0.00	$0.00	$1,646.08	100%	$0.00	$82.30
61			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
62	Change Order #62 - Level 1 Bathroom Demolition and Wall Finishing	2,414.80	2,414.80	0.00	0.00	0.00	$0.00	$2,414.80	100%	$0.00	$120.74
63			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
64			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
65			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
66			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
67			0.00	0.00		0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
68			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
69			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
70	Change Order #70 - Existing Footing with Curb in the Way of Steel Column Baseplate Installation	852.54	852.54	0.00	0.00	0.00	$0.00	$852.54	100%	$0.00	$42.63
71	Change Order #71 - Existing Stem Wall on Gridline 3 and Smooth Floor Transition Required	7,427.23	5,000.00	0.00		0.00	$0.00	$5,000.00	67%	$2,427.23	$250.00
72			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
73			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
74			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
75			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
76			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
77			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
78			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
79			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
80			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
81			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
82			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
83			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
84	Change Order #84 - New RR Wall Conflict with Roof Hatch	4,736.14	0.00	4,736.14	0.00	0.00	$0.00	$4,736.14	100%	$0.00	$236.81
85			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
86			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
87			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
88			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
89			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
90			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
91	Change Order #91 - RR Floor Finish Room 113 and 114	8,477.64	0.00	4,238.82	0.00	0.00	$0.00	$4,238.82	50%	$4,238.82	$211.94
92			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
93			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
94			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
95			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
96			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
97			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
98			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
99			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
100			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
101			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
102			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
103			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
104			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
105			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
106			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
107			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
108			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
109			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
110			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
111			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
112	Change Order #112 - Added Rebar for Block outs	3,447.39	0.00	3,447.39	0.00	0.00	$0.00	$3,447.39	100%	$0.00	$172.37
113			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
114			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
115			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
116			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
117			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
118			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
119			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
120			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
121			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
122			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
123			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
124			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
125	Change Order #125 - Door D112-1 Height Conflict with (E) Wall	2,806.46	0.00	2,806.46	0.00	0.00	$0.00	$2,806.46	100%	$0.00	$140.32
126			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
127	Change Order #127 - Damaged Plywood Around Door D101-3	3,456.01	0.00	3,456.01	0.00	0.00	$0.00	$3,456.01	100%	$0.00	$172.80
128	Change Order #128 - AV Cabinet Power Requirement	2,572.75	0.00	1,572.75	0.00	0.00	$0.00	$1,572.75	61%	$1,000.00	$78.64
129	Change Order #128 - Added Shut-Off Valves Throughout	20,332.40	0.00	20,332.40	0.00	0.00	$0.00	$20,332.40	100%	$0.00	$1,016.62
130			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
131			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
132			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
133			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
134			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
135			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
136			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
137			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
138			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00

A	B	C	D	E	F			G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	TOTAL BILLED		MATERIALS STORED			TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD	PRIOR STORED	CURRENT STORED	TOTAL STORED				
139			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
140			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
141			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
142			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
143			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
144			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
145			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
146			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
147			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
148			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
149			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
150			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
151			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
152			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
153			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
154			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
155			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
156			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
157			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
158			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
159			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
160			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
161			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
162			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
163			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
164			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
165			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
166			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
167			0.00	0.00	0.00	0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
168								$0.00	#DIV/0!	$0.00	$0.00
	TOTALS	15,127,385.76	8,278,541.94	838,026.23	0.00	0.00	0.00	9,116,568.17	60.27%	6,010,817.59	455,828.41

AGENDA ITEM NO. 18.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Manager

SUBJECT:
Exhibit A -- List of Organizations for City Council Stipend Donations for Review -- A. Monteiro

AGENDA ITEM NO. 19.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Manager

SUBJECT:
Adding Sanctuary of Hope and Ramona Elementary School PTA Board to Exhibit A Resolution 8434 for Stipend Donations - K. Manning

AGENDA ITEM NO. 20.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 03/24/2026
Originating Department: City Manager

SUBJECT:
Non-City-Owned Underutilized Parking Areas in the City -- A. Reyes English