

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



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

**CITY OF HAWTHORNE
CITY COUNCIL REGULAR MEETING
AGENDA FOR JULY 14, 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

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. County of Los Angeles Fire Department Services Update - Fire Chief, Anthony C. Marrone
2. Paid Parking Pilot Program Updates Presentation - DJ Torado
3. Police Department Drone Program Presentation - Sergeant Vu

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)

IN ACCORDANCE WITH CALIFORNIA SENATE BILL 707, REMOTE PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE CITY'S ZOOM WEBINAR PLATFORM. PARTICIPANTS MAY JOIN THE MEETING BY USING ANY OF THE FOLLOWING NUMBERS: +1 669 254 5252, +1 669 216 1590, OR +1 415 449 4000 (SPANISH LINE). PARTICIPANTS MAY PRESS *9 TO RAISE THEIR HAND IF THEY WOULD LIKE TO SPEAK. WHEN THE LAST FOUR DIGITS OF YOUR PHONE NUMBER ARE CALLED, YOU WILL BE PROMPTED TO UNMUTE AND SHOULD PRESS *6 BEFORE SPEAKING. ZOOM USERS MAY USE THE "RAISE HAND" FEATURE TO INDICATE THEY WOULD LIKE TO SPEAK. SPEAKERS WILL BE RECOGNIZED IN THE ORDER THEIR HANDS ARE RAISED. THE CITY WILL NOT REQUIRE ADVANCE REGISTRATION IN ORDER TO PROVIDE ORAL PUBLIC COMMENT VIA TELECONFERENCE OR ZOOM, CONSISTENT WITH SB 707.

CITY CLERK'S CONSENT CALENDAR

4. The Director of Finance requests approval of the warrants.

RECOMMENDED MOTION:

Staff Recommends that the City Council approve the warrants issued for the period of 06/24/2026 to 07/14/2026 for a total of \$16,955,195.08. (Motion to approve the Warrants.)

5. Approval of City Council meeting minutes for the regular meeting of April 28, 2026. Motion to approve minutes.

RECOMMENDED MOTION:

Staff recommends that Council approve the regular Council meeting minutes of April 28, 2026.

6. Approval of waiver of full readings of resolutions and ordinances on Tuesday, July 14, 2026's agenda. Motion to waive full readings.

RESOLUTIONS

7. **RESOLUTION NO. 8619** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF VARIOUS FINANCE DEPARTMENT RECORDS PURSUANT TO RESOLUTION NO. 7170 AND GOVERNMENT CODE § 34090.

RECOMMENDED MOTION:

Staff recommends that the City Council Approve Resolution No. 8619, authorizing the Destruction of Various Finance Department Records.

8. **RESOLUTION NO. 8620** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE APPROVING THE APPLICATION FOR CLIMATE BOND GRANT FUNDS FOR URBAN GREENING PROGRAM FOR THE WATER TOWER PARK DEVELOPMENT.

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8620.

9. **RESOLUTION NO. 8621** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING AND UPDATING THE ADMINISTRATIVE CITATION SCHEDULE ("SCHEDULE") FOR VIOLATIONS RELATING TO CHAPTER 10.78 (ELECTRIC BICYCLE REGULATIONS) OF THE HAWTHORNE MUNICIPAL CODE, AND MAKING A

FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

Staff recommends that the City Council adopt Resolution No. 8621.

10. **RESOLUTION NO. 8622** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, IN SUPPORT OF THE STUDY FINDINGS FROM THE STUDY FUNDED BY THE REGIONAL EARLY ACTION PLANNING (REAP) 2.0 GRANT, SPONSORED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND ADMINISTERED THROUGH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) AND AWARDED TO THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG).

RECOMMENDED MOTION:

Adopt and approve the resolution.

11. **RESOLUTION NO. 8623** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING, APPROVING AND RATIFYING THE SUBMITTAL OF THE FY 2026-2027 CANNABIS TAX FUND GRANT PROGRAM (CTFPG) LAW ENFORCEMENT GRANT, AWARD NUMBER 30918.

RECOMMENDED MOTION:

Staff recommends that the City Manager or his designee execute the agreement between the California Highway Patrol and the City of Hawthorne to utilize the funds allocated by the Cannabis Tax Fund Program (CTFGP).

12. **RESOLUTION 8624** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING THE SIDE LETTER OF AGREEMENT AMENDING ARTICLE 4, SECTION 4.1 (CLASSIFICATIONS) OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE HAWTHORNE EXECUTIVE GROUP AND THE CITY OF HAWTHORNE.

RECOMMENDED MOTION:

That the City Council approve the Side Letter of Agreement between the City of Hawthorne and the Hawthorne Executive Group (HEG), amending Section 4.1 of the Memorandum of Understanding (MOU) regarding classifications and salary ranges, and authorize the City Manager to execute the side letter agreement. That the City Council also approve the Resolution adopting this Side Letter.

13. **RESOLUTION 8625** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR, AND ACCEPTANCE OF, GRANT FUNDS UNDER THE COMMUNITY RESILIENCE CENTER GRANT, AND AUTHORIZING THE EXECUTION OF ALL RELATED DOCUMENTS.

RECOMMENDED MOTION:

Adopt Resolution 8625.

ORDINANCES

14. **ORDINANCE NO. 2265** (SECOND READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS 17.04 AND 17.21 RELATED TO ACCESSORY DWELLING UNITS, AND MAKING FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

Adopt Ordinance No. 2265.

15. **ORDINANCE NO. 2266** (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADDING AND ENACTING CHAPTER 10.78 (ELECTRIC BICYCLE REGULATIONS) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE HAWTHORNE MUNICIPAL CODE, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

Staff recommends that the City Council introduce Ordinance No. 2266 on July 14, 2026, and adopt Ordinance No. 2266 on September 8, 2026.

16. **ORDINANCE NO. 2267** (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AMENDING ORDINANCE NO. 2261 AND CHAPTER 10.36 (STOPPING, STANDING AND PARKING) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE HAWTHORNE MUNICIPAL CODE TO MODIFY DESIGNATED PAID PARKING ZONES, ESTABLISH EMPLOYEE PARKING PERMITS, AUTHORIZE SPECIAL EVENT PARKING MANAGEMENT AND PROCEDURES, AUTHORIZE AND REGULATE A RESIDENTIAL DRIVEWAY PARKING PERMIT PROGRAM, AND AUTHORIZE THE ESTABLISHMENT AND AMENDMENT OF PARKING FEES, PARKING PERMIT FEES, SPECIAL EVENT PARKING RATES, AND PARKING CITATION PENALTIES BY RESOLUTION OF THE CITY COUNCIL.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2267 on July 14, 2026, and adopt Ordinance 2267 on September 8, 2026.

17. **ORDINANCE NO. 2268** (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AMENDING THE HAWTHORNE MUNICIPAL CODE BY REPEALING CHAPTER 10.38 (PREFERENTIAL STREET PARKING) AND ADDING CHAPTER 10.39 ESTABLISHING A RESIDENTIAL PARKING PERMIT PROGRAM.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2268 on July 14, 2026, and adopt Ordinance 2268 on September 8, 2026.

18. **ORDINANCE NO. 2269** (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE ESTABLISHING AN EMPLOYER PARKING PERMIT PROGRAM.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2269 on July 14, 2026, and adopt Ordinance 2269 on September 8, 2026.

BIDS: OPENINGS & RESULTS

(None at this time)

PUBLIC HEARINGS

19. Public Hearing to Consider Establishment of Additional Long-Term Affordability Covenants on City-Owned Rental Properties Rehabilitated with HOME Investment Partnerships Program Funds.

RECOMMENDED MOTION:

The staff advises that the City Council:

1. Conduct a public hearing to receive comments regarding the proposed establishment of a 55-year affordability covenant on the three City-owned, residential rental properties rehabilitated with federal HOME Investment Partnerships (HOME) program funds.
2. Following the public hearing, determine whether the establishment of a separate 55-year affordability covenant on the properties, in addition to the 15-year affordability period required under the HOME program, should be an objective of the City for these properties.
3. If the City Council elects to proceed, direct staff to prepare a 55-year affordability covenant for the properties, in a form approved by the City Attorney, and authorize the City Manager, or designee, to execute and cause the covenant to be recorded against the properties and to take all actions necessary to implement it.

GENERAL MATTERS

(None at this time)

CITY MANAGER'S CONSENT CALENDAR

20. Approval to Purchase Two (2) Ford F-350 Stake Bed Dump Body Trucks.

RECOMMENDED MOTION:

Staff recommends that City Council approve the purchase of two (2) Ford F-350 Stake Bed Dump Body Trucks and Authorize the City Manager to obtain more quotes meeting the approved specifications and award the purchase to the lowest responsible and responsible bidder.

21. Approval of a Change Purchase Order to J. Lee Engineering, Inc on the amount of \$250,000 for a total not-to-exceed amount of \$380,000 annually.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Change Purchase Order to J. Lee Engineering, Inc. on the amount of \$250,000 for a total of Not-To-Exceed Amount of \$380,000 annually.

22. Approval to receive a donation in the amount of \$2,000.00 for the Hawthorne "Good Neighbor Games" provided by Kinecta Federal Credit Union.

RECOMMENDED MOTION:

Staff recommends that the City Council approves the donation from Kinecta FCU in the amount of \$2,000.00 to donation account 990-23033 for the Hawthorne Police Department's Community Affairs Programs (Good Neighbor Games).

23. Approval of a Partnership Agreement with the Los Angeles County Library for the Story Time with a Cop Program.

RECOMMENDED MOTION:

That the City Council approve the Partnership Agreement between the City of Hawthorne and the Los Angeles County Library for the Story Time with a Cop Program; and authorize the City Manager to execute the Agreement and any related non-substantive documents necessary to implement the program.

24. Approval of Payment of Outstanding City of Gardena Paratransit Invoices.

RECOMMENDED MOTION:

That the City Council approve payment of outstanding invoices from the City of Gardena in the

amount of \$100,976.65 for para-transit services.

25. Progress Payment #2 in the amount of \$589,380.00 due to Martinez Landscape Co., Inc. of Sylmar, CA for Eucalyptus Park and Ramona Park Improvement Project (Project #24-07).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #2 Martinez Landscape Co., Inc. of Sylmar, CA.

26. Progress Payment #3 in the amount of \$56,710.00 due to Martinez Landscape Co., Inc. for the Alley Improvement Project (Project #25-08).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #3 for Martinez Landscape Co., Inc.

27. Progress Payment #6 in the amount of \$21,439.59 due to Jermax Construction Inc. of San Fernando, CA for Holly Park Restroom Renovation (Project #25-07).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #6 and project change order #3 to Jermax Construction Inc. of San Fernando, CA.

28. Progress Payment #3 in the amount of \$542,442.78 due to Martinez Landscape CO., Inc of Sylmar, CA for General Maintenance (Project #22-05).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #3 to Martinez Landscape CO., Inc of Sylmar, CA.

29. Progress Payment #16 is in the amount of \$451,951.39 due to PCN3 Inc of Los Alamitos, CA for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #16 and all change orders associated with this progress payment to PCN3 Inc of Los Alamitos, CA.

30. Approval of Apace equipment payment to International Electronic Enterprises, Inc. (iEEi) for FY 26-27.

RECOMMENDED MOTION:

Staff recommends that the City Council approve payment to International Electronic Enterprises, Inc.(iEEi) and encumber funds in the amount of \$101,662.86.

CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

DISCUSSION ITEMS

(None at this time)

ELECTED OFFICIALS REPORTS

COUNCIL DIRECTIVES

CLOSED SESSION

(None at this time)

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, July 14, 2026



DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK



AGENDA ITEM NO. 1.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: City Manager

SUBJECT:

County of Los Angeles Fire Department Services Update - Fire Chief, Anthony C. Marrone



AGENDA ITEM NO. 2.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

SUBJECT:

Paid Parking Pilot Program Updates Presentation - DJ Torado



AGENDA ITEM NO. 3.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Police Department

SUBJECT:

Police Department Drone Program Presentation - Sergeant Vu



AGENDA ITEM NO. 4.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Licensing

City Manager: Department Head:

SUBJECT:

The Director of Finance requests approval of the warrants.

RECOMMENDED MOTION:

Staff Recommends that the City Council approve the warrants issued for the period of 06/24/2026 to 07/14/2026 for a total of \$16,955,195.08. (Motion to approve the Warrants.)

DISCUSSION:

Staff plan 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 \$16,955,195.08 are available in the adopted Fiscal Year 2026-2027 budget.

Description of Warrants	Amount
Payroll City Warrants	\$2,673,124.21
General City Warrants	\$12,939,846.48
Housing Warrants	\$983,953.37
Asset Forfeiture Warrants	\$358,271.02
Grand Total	\$16,955,195.08

NOTICING PROCEDURE:

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

ATTACHMENTS

COUNCIL WARRANTS 7.14.2026

CITY OF HAWTHORNE

FOR THE MEETING OF JULY 14, 2026

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
6/18/26	196859	196863	PAYROLL	5,307.34
6/18/26	43912	44232	PAYROLL	988,962.61
6/25/26	44233	44325	PAYROLL	377,401.17
6/26/26	44326	44350	PAYROLL	80,761.40
7/2/26	44351	44673	PAYROLL	1,199,726.35
7/2/26	196864	196897	PAYROLL	20,965.34
* Emergency Issue - for ratification only				<u><u>2,673,124.21</u></u>

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 JULY 14, 2026

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
6/18/26	495514	495514	CITY - SPECIAL	93,208.50
6/18/26	495515	495533	DEBT LEVIES	24,796.39
6/17/26	495534	495534	CITY - SPECIAL	3,250.00
6/23/26	495535	495535	CITY - SPECIAL	1,384.40
6/24/26	495536	495536	CITY - SPECIAL	1,984.15
6/30/26	495537	495545	UTILITIES	103,671.10
6/30/26	495687	495827	CITY	1,634,730.24
7/14/26	495829	495834	CITY	30,313.52
6/29/26	495835	495835	CITY - SPECIAL	300.00
7/2/26	495836	495854	DEBT LEVIES	26,111.69
7/6/26	495855	495859	CITY - SPECIAL	3,925,393.85
7/6/26	495860	495861	CITY - SPECIAL	1,658,167.00
7/6/26	495862	495866	CITY - SPECIAL	1,037,793.09
7/6/26	495867	495867	CITY - SPECIAL	43,934.00
7/6/26	495868	495868	CITY - SPECIAL	218,622.50
7/8/26	495869	495870	CITY - SPECIAL	3,000,873.90
7/8/26	495872	495872	CITY - SPECIAL	1,135,312.15
				<u>12,939,846.48</u>

*** 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

PAID INVOICES REPORT

CHECK: C061826

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	
124830 V V & G CONSTRUCTION									
	125148	04/17/26	3285	495514	T	06/18/26	78480050 45455	HOME HOUSNG REHAB PROG.	48,753.00
	INVOICE:	426-4-260							
	125150	04/29/26	3285	495514	T	06/18/26	78480050 45455	HOME HOUSNG REHAB PROG.	44,455.50
	INVOICE:	426-4-261							
VENDOR TOTALS			.00 YTD INVOICED		93,208.50 YTD PAID				93,208.50
REPORT TOTALS									93,208.50

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	93,208.50

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

PAID INVOICES REPORT

CHECK: DL061826

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	125178	06/18/26		495515	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE:	2026-14								
	VENDOR TOTALS			2,112.90	YTD INVOICED			18,311.80	YTD PAID	704.30
119637	CA SDU, STATE DISBURSEMENT UNIT	125175	06/18/26		495516	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE:	2026-14								
	VENDOR TOTALS			775.38	YTD INVOICED			6,719.96	YTD PAID	258.46
119685	CA SDU, STATE DISBURSEMENT UNIT	125176	06/18/26		495517	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE:	2026-14								
	VENDOR TOTALS			426.45	YTD INVOICED			3,695.90	YTD PAID	142.15
124677	CA. STATE DISBURSEMENT UNIT	125184	06/18/26		495518	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	384.09
	INVOICE:	2026-14								
	VENDOR TOTALS			.00	YTD INVOICED			3,443.52	YTD PAID	384.09
124678	CA. STATE DISBURSEMENT UNIT	125185	06/18/26		495519	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	300.92
	INVOICE:	2026-14								
	VENDOR TOTALS			.00	YTD INVOICED			2,604.84	YTD PAID	300.92
124099	CALIFORNIA STATE DISBURSEMENT UNIT	125177	06/18/26		495520	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE:	2026-14								
	VENDOR TOTALS			1,600.59	YTD INVOICED			13,871.78	YTD PAID	533.53
124765	FLASH FUND GROUP	125189	06/18/26		495521	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	25.64
	INVOICE:	2026-14								
	VENDOR TOTALS			.00	YTD INVOICED			153.84	YTD PAID	25.64
124612	FRANCHISE TAX BOARD	125180	06/18/26		495524	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	110.82
	INVOICE:	2026-14								
	VENDOR TOTALS			.00	YTD INVOICED			1,883.94	YTD PAID	110.82
121291	FRANCHISE TAX BOARD	125181	06/18/26		495522	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	200.00
	INVOICE:	2026-14								

PAID INVOICES REPORT

CHECK: DL061826

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			.00	YTD INVOICED			2,800.00	YTD PAID	200.00
123629	FRANCHISE TAX BOARD								
	125183	06/18/26		495523	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE: 2026-14								
VENDOR TOTALS			99.43	YTD INVOICED			1,599.43	YTD PAID	100.00
124786	FRANCHISE TAX BOARD								
	125186	06/18/26		495525	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	30.00
	INVOICE: 2026-14								
VENDOR TOTALS			.00	YTD INVOICED			441.82	YTD PAID	30.00
4	H.M.E.A.								
	125169	06/18/26		495526	P	06/18/26	960 21600	ACCRUED WAGES PAYABLE	1,640.00
	INVOICE: 2026-14								
VENDOR TOTALS			4,660.00	YTD INVOICED			42,040.00	YTD PAID	1,640.00
99379	HAWTHORNE EXECUTIVE GROUP								
	125168	06/18/26		495527	P	06/18/26	960 21600	ACCRUED WAGES PAYABLE	600.00
	INVOICE: 2026-14								
VENDOR TOTALS			1,320.00	YTD INVOICED			13,280.00	YTD PAID	600.00
124425	HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)								
	125173	06/18/26		495528	P	06/18/26	960 21600	ACCRUED WAGES PAYABLE	1,360.00
	INVOICE: 2026-14								
VENDOR TOTALS			3,960.00	YTD INVOICED			36,040.00	YTD PAID	1,360.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	125170	06/18/26		495529	P	06/18/26	960 21600	ACCRUED WAGES PAYABLE	6,226.25
	INVOICE: 2026-14A								
	125171	06/18/26		495529	P	06/18/26	960 21600	ACCRUED WAGES PAYABLE	672.00
	INVOICE: 2026-14B								
	125172	06/18/26		495529	P	06/18/26	960 21640	ADDITIONAL INS LIABILITY	3,632.38
	INVOICE: 2026-14C								
VENDOR TOTALS			27,289.71	YTD INVOICED			273,675.83	YTD PAID	10,530.63
115178	PRE PAID LEGAL SERVICES, INC.								
	125174	06/18/26		495530	P	06/18/26	960 21640	ADDITIONAL INS LIABILITY	207.87
	INVOICE: 2026-14								
VENDOR TOTALS			525.63	YTD INVOICED			4,761.08	YTD PAID	207.87
113121	TOTAL ADMINISTRATION SVCS CORP								
	125191	06/18/26		495531	P	06/18/26	960 21640	ADDITIONAL INS LIABILITY	923.07

PAID INVOICES REPORT

CHECK: DL061826

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: 2026-14A	2026-14A							
	125193	06/18/26		495531	P	06/18/26	960 21640	ADDITIONAL INS LIABILITY	4,555.75
	INVOICE: 2026-14B	2026-14B							
VENDOR TOTALS			12,035.79	YTD INVOICED			131,137.71	YTD PAID	5,478.82
103511	U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
	125195	06/18/26		495532	P	06/18/26	960 20270	PARS LIABILITY	1,659.01
	INVOICE: 2026-14A	2026-14A							
	125196	06/18/26		495532	P	06/18/26	960 20270	PARS LIABILITY	414.77
	INVOICE: 2026-14B	2026-14B							
VENDOR TOTALS			12,049.44	YTD INVOICED			52,421.21	YTD PAID	2,073.78
123240	VILLEGAS, ALBA								
	125179	06/18/26		495533	P	06/18/26	960 21630	GARNISHMENTS LIABILITY	115.38
	INVOICE: 2026-14	2026-14							
VENDOR TOTALS			346.14	YTD INVOICED			2,999.88	YTD PAID	115.38
REPORT TOTALS									24,796.39

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	19	24,796.39

** END OF REPORT - Generated by Shunte'll Dixon **

PAID INVOICES REPORT

CHECK: C061726X

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	
106126 SANDAN PLUMBING CO INC 125204 02/01/26 INVOICE: S-116088			495534	P	06/17/26	10041050 40514	CONTRACT SERVICES	3,250.00
VENDOR TOTALS		.00	YTD INVOICED			35,316.17	YTD PAID	3,250.00
							REPORT TOTALS	3,250.00

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	3,250.00

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: C062326B

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	
123609 RODGERS, KIMBERLY 125336 05/28/26 INVOICE: #QMOAVA50-0003			495535	T	06/23/26	990 23017	MOTHER'S DAY EVENT	1,384.40
VENDOR TOTALS		.00 YTD INVOICED				3,775.45 YTD PAID		1,384.40
						REPORT TOTALS		1,384.40
						TOTAL EFT TRANSFERS	COUNT 1	AMOUNT 1,384.40

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: C062426

TO FISCAL 2027/01 07/01/2025 TO 06/30/2029

VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124860 FIRST CALL OFFICE FURNITURE LLC 125450 06/17/26 INVOICE: 1503			495536	T	06/24/26	10016010 41514	OPERATING SUPPLIES	1,984.15
VENDOR TOTALS		.00 YTD INVOICED				1,984.15 YTD PAID		1,984.15
						REPORT TOTALS		1,984.15
						COUNT	AMOUNT	
TOTAL EFT TRANSFERS						1	1,984.15	

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: UT063026

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								
	125039	05/23/26		495537	P	06/30/26	10001221 43054	TELEPHONE	252.24
	INVOICE: MY287311965804								
	125040	04/23/26		495537	P	06/30/26	10001221 43054	TELEPHONE	252.24
	INVOICE: AP287311965804								
	VENDOR TOTALS		.00	YTD INVOICED			2,665.04	YTD PAID	504.48
15960	AT&T								
	125038	06/01/26		495538	P	06/30/26	10041050 43054	TELEPHONE	31.76
	INVOICE: JN3348410061								
	VENDOR TOTALS		188.47	YTD INVOICED			2,462.34	YTD PAID	31.76
115783	AT&T								
	125403	06/07/26		495539	P	06/30/26	10001222 43054	TELEPHONE	32.14
	INVOICE: JN9391026284								
	VENDOR TOTALS		.00	YTD INVOICED			46,230.57	YTD PAID	32.14
15960	AT&T								
	125404	06/07/26		495538	P	06/30/26	10001222 43054	TELEPHONE	31.92
	INVOICE: JN3348410068								
	125405	06/07/26		495538	P	06/30/26	10041050 43054	TELEPHONE	31.76
	INVOICE: JN3348410060								
	125406	06/07/26		495538	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	62.18
	INVOICE: JN3348410059								
	125407	06/07/26		495538	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	31.76
	INVOICE: JN3348410058								
	VENDOR TOTALS		188.47	YTD INVOICED			2,462.34	YTD PAID	157.62
115783	AT&T								
	125408	06/07/26		495539	P	06/30/26	10001222 43054	TELEPHONE	32.14
	INVOICE: JN9391026320								
	125409	06/07/26		495539	P	06/30/26	10001222 43054	TELEPHONE	66.06
	INVOICE: JN9391031545								
	VENDOR TOTALS		.00	YTD INVOICED			46,230.57	YTD PAID	98.20
103177	CALIFORNIA WATER SERVICE								
	125126	05/28/26		495540	P	06/30/26	10001221 45444	UTILITIES	367.15
	INVOICE: MY5612411111								
	125126	05/28/26		495540	P	06/30/26	10041050 45444	UTILITIES	805.95
	INVOICE: MY5612411111								
	125126	05/28/26		495540	P	06/30/26	10061100 45444	UTILITIES	11,179.75
	INVOICE: MY5612411111								
	125126	05/28/26		495540	P	06/30/26	22041060 45444	UTILITIES	272.55
	INVOICE: MY5612411111								
	125126	05/28/26		495540	P	06/30/26	52035030 45444	UTILITIES	185.89
	INVOICE: MY5612411111								

PAID INVOICES REPORT

CHECK: UT063026

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	
	125126	05/28/26		495540	P	06/30/26	60031030 45444	UTILITIES	90.85
	INVOICE: MY5612411111								
	125126	05/28/26		495540	P	06/30/26	46447150 45444	UTILITIES	460.24
	INVOICE: MY5612411111								
	125398	06/09/26		495540	P	06/30/26	46615731 45444	UTILITIES	76.00
	INVOICE: JN9309482003								
	VENDOR TOTALS		74.32	YTD INVOICED			313,087.59	YTD PAID	13,438.38
18100	GOLDEN STATE WATER CO.								
	125399	06/11/26		495541	P	06/30/26	10061100 45444	UTILITIES	465.35
	INVOICE: JN87617300006								
	125400	06/11/26		495541	P	06/30/26	10061100 45444	UTILITIES	489.74
	INVOICE: JN82920958939								
	125401	06/11/26		495541	P	06/30/26	32420030 41144	PHLA PROJECT	377.93
	INVOICE: JN77948662174								
	125402	06/11/26		495541	P	06/30/26	10061100 45444	UTILITIES	1,837.36
	INVOICE: JN77537000000								
	VENDOR TOTALS		.00	YTD INVOICED			185,716.18	YTD PAID	3,170.38
17953	SO CALIF EDISON CO								
	124149	06/03/26		495542	P	06/30/26	10041050 45444	UTILITIES	1,040.74
	INVOICE: JN700412486177								
	124158	06/03/26		495542	P	06/30/26	22541060 45444	UTILITIES	153.28
	INVOICE: JN700212888873								
	124177	06/03/26		495542	P	06/30/26	10041050 45444	UTILITIES	183.17
	INVOICE: JN700413563584								
	125187	06/11/26		495542	P	06/30/26	10041050 45444	UTILITIES	31,174.57
	INVOICE: JN700573101912								
	125190	06/10/26		495542	P	06/30/26	20025000 45444	UTILITIES	8.72
	INVOICE: JN700202033664								
	125286	06/12/26		495542	P	06/30/26	10041050 45444	UTILITIES	155.34
	INVOICE: JN700175276721								
	125287	06/12/26		495542	P	06/30/26	22541060 45444	UTILITIES	136.06
	INVOICE: JN700195687541								
	125288	06/12/26		495542	P	06/30/26	20025000 45444	UTILITIES	20.38
	INVOICE: JN700387810589								
	125289	06/12/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	240.93
	INVOICE: JN700541268936								
	125290	06/12/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	156.64
	INVOICE: JN700413842460								
	125291	06/12/26		495542	P	06/30/26	10061090 45444	UTILITIES	3,633.06
	INVOICE: JN700412378164								
	125382	06/15/26		495542	P	06/30/26	46447150 42024	BUILDING MAINTENANCE	76.36
	INVOICE: JN700541319153								
	125383	06/15/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	217.33
	INVOICE: JN700415056980								
	125384	06/15/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	113.12
	INVOICE: JN700026722534								
	125385	06/15/26		495542	P	06/30/26	10041050 45444	UTILITIES	12,872.46

PAID INVOICES REPORT

CHECK: UT063026

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:	JN700415081232								
125386	06/15/26			495542	P	06/30/26	10041050 45444	UTILITIES	40.31
INVOICE:	JN700250749286								
125387	06/15/26			495542	P	06/30/26	10061010 45444	UTILITIES	56.91
INVOICE:	JN700703880342								
125388	06/15/26			495542	P	06/30/26	20025000 45444	UTILITIES	96.26
INVOICE:	JN700242400216								
125389	06/15/26			495542	P	06/30/26	20025000 45444	UTILITIES	13.23
INVOICE:	JN700144853477								
125390	06/15/26			495542	P	06/30/26	46447150 45444	UTILITIES	27.43
INVOICE:	JN700463726328								
125391	06/15/26			495542	P	06/30/26	20025000 45444	UTILITIES	123.97
INVOICE:	JN700302504850								
125392	06/15/26			495542	P	06/30/26	10041050 45444	UTILITIES	135.93
INVOICE:	JN700415091942								
125393	06/15/26			495542	P	06/30/26	20025000 45444	UTILITIES	240.37
INVOICE:	JN700129840305								
125394	06/15/26			495542	P	06/30/26	22041060 45444	UTILITIES	84.53
INVOICE:	JN700413936329								
125540	06/18/26			495542	P	06/30/26	20025000 45444	UTILITIES	50.70
INVOICE:	JN700133933301								
125541	06/18/26			495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	151.54
INVOICE:	JN700414014232								
125542	06/16/26			495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	98.46
INVOICE:	JN700415420833								
125543	06/16/26			495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	33.24
INVOICE:	JN700415270885								
125544	06/18/26			495542	P	06/30/26	20025000 45444	UTILITIES	90.55
INVOICE:	JN700475567297								
125545	06/18/26			495542	P	06/30/26	10061090 45444	UTILITIES	119.07
INVOICE:	JN700015713034								
125546	06/18/26			495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	198.07
INVOICE:	JN700415350812								
125547	06/18/26			495542	P	06/30/26	22041060 45444	UTILITIES	86.83
INVOICE:	JN700415337573								
125548	06/18/26			495542	P	06/30/26	20025000 45444	UTILITIES	55.18
INVOICE:	JN700474481507								
125549	06/18/26			495542	P	06/30/26	10041050 45444	UTILITIES	3.91
INVOICE:	JN700415178636								
125550	06/18/26			495542	P	06/30/26	10061090 45444	UTILITIES	438.58
INVOICE:	JN700573925503								
125551	06/18/26			495542	P	06/30/26	60031030 45444	UTILITIES	1,882.85
INVOICE:	JN700415521772								
125553	06/18/26			495542	P	06/30/26	22041060 45444	UTILITIES	218.70
INVOICE:	JN700663728305								
125554	06/18/26			495542	P	06/30/26	46715732 45444	UTILITIES	34.90
INVOICE:	JN700053252034								
125555	06/16/26			495542	P	06/30/26	22541060 45444	UTILITIES	179.34
INVOICE:	JN700877321897								
125556	06/18/26			495542	P	06/30/26	20025000 45444	UTILITIES	235.76
INVOICE:	JN700819800190								

PAID INVOICES REPORT

CHECK: UT063026

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	
	125557	06/18/26		495542	P	06/30/26	10061010 45444	UTILITIES	233.18
	INVOICE: JN700415512274								
	125558	06/16/26		495542	P	06/30/26	22041060 45444	UTILITIES	82.57
	INVOICE: JN700412390995								
	125560	06/18/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	126.26
	INVOICE: JN700170837555								
	125561	06/18/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	85.26
	INVOICE: JN700028571901								
	125562	06/16/26		495542	P	06/30/26	10041050 45444	UTILITIES	262.04
	INVOICE: JN700441426331								
	125563	06/18/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	172.99
	INVOICE: JN700415481861								
	125564	06/16/26		495542	P	06/30/26	10041050 45444	UTILITIES	18.01
	INVOICE: JN700382595225								
	125565	06/16/26		495542	P	06/30/26	20025000 45444	UTILITIES	185.64
	INVOICE: JN700390586409								
	125566	06/16/26		495542	P	06/30/26	22041060 45444	UTILITIES	148.13
	INVOICE: JN700415247344								
	125567	06/18/26		495542	P	06/30/26	10061010 45444	UTILITIES	12,177.83
	INVOICE: JN700416586752								
	125568	06/18/26		495542	P	06/30/26	10061010 45444	UTILITIES	40.15
	INVOICE: JN700415539253								
	125569	06/18/26		495542	P	06/30/26	20025000 45444	UTILITIES	122.35
	INVOICE: JN700474337421								
	125570	06/18/26		495542	P	06/30/26	46615731 45444	UTILITIES	133.92
	INVOICE: JN700441364188								
	125611	06/05/26		495542	P	06/30/26	52035030 45444	UTILITIES	1.55
	INVOICE: JN700169896049								
	125617	06/19/26		495542	P	06/30/26	46515730 45444	UTILITIES	139.43
	INVOICE: JN700427237251								
	125617	06/19/26		495542	P	06/30/26	46615731 45444	UTILITIES	128.52
	INVOICE: JN700427237251								
	125630	06/19/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	77.82
	INVOICE: JN700415229055								
	125631	06/19/26		495542	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	158.55
	INVOICE: JN700415456195								
	125632	06/19/26		495542	P	06/30/26	22041060 45444	UTILITIES	226.58
	INVOICE: JN7000654091757								
	125633	06/19/26		495542	P	06/30/26	20025000 45444	UTILITIES	1,417.93
	INVOICE: JN700525278787								
	125634	06/19/26		495542	P	06/30/26	20025000 45444	UTILITIES	124.35
	INVOICE: JN700602968212								
	125635	06/22/26		495542	P	06/30/26	10061010 45444	UTILITIES	530.44
	INVOICE: JN700415238048								
VENDOR TOTALS			171,722.71	YTD INVOICED			1,921,230.26	YTD PAID	71,472.28
18000	SO CALIF GAS CO								
	125018	06/05/26		495543	P	06/30/26	10041050 45444	UTILITIES	289.52
	INVOICE: 02130419001								
	125292	06/04/26		495543	P	06/30/26	10061010 45444	UTILITIES	344.55

PAID INVOICES REPORT

CHECK: UT063026

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: 12990557006								
	VENDOR TOTALS		15.29	YTD INVOICED			154,002.51	YTD PAID	634.07
112237	T-MOBILE 125043	05/21/26		495544	P	06/30/26	10001221 43054	TELEPHONE	7,285.36
	INVOICE: MY960336852								
	VENDOR TOTALS		.00	YTD INVOICED			157,048.88	YTD PAID	7,285.36
113605	VERIZON WIRELESS 125044	05/23/26		495545	P	06/30/26	10001221 43054	TELEPHONE	6,846.43
	INVOICE: MY470985090-1								
	VENDOR TOTALS		.00	YTD INVOICED			80,326.45	YTD PAID	6,846.43
	REPORT TOTALS								103,671.10

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	9	103,671.10

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PAID INVOICES REPORT

CHECK: C063026A

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	
124584 BROWN, ANDRE	125285	05/31/26		495708	T	06/30/26	10110030 40514	CONTRACT SERVICES	2,100.00
	INVOICE: COHHA0620261								
VENDOR TOTALS			.00	YTD INVOICED			11,200.00	YTD PAID	2,100.00
107830 AARDVARK	125416	06/16/26		495709	T	06/30/26	10002219 41514	OPERATING SUPPLIES	4,323.25
	INVOICE: INV2600776								
VENDOR TOTALS			.00	YTD INVOICED			67,001.92	YTD PAID	4,323.25
120612 ACCO ENGINEERED SYSTEMS, INC	125412	03/01/26	3059	495710	T	06/30/26	10061120 40654	AIR CONDITIONING MAINTENA	1,796.00
	INVOICE: 20795716								
VENDOR TOTALS			2,741.00	YTD INVOICED			123,231.82	YTD PAID	1,796.00
114804 PROFESSIONAL POLICE SUPPLY	125339	05/21/26	3293	495711	T	06/30/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	6,825.59
	INVOICE: INV452117								
VENDOR TOTALS			.00	YTD INVOICED			22,645.26	YTD PAID	6,825.59
117802 ADVANCED BATTERY SYSTEMS, INC.	125132	06/11/26		495712	T	06/30/26	60031030 42014	REPAIR & MAINTENANCE SUPP	1,012.65
	INVOICE: 0204735-IN								
	125133	06/02/26		495712	T	06/30/26	60031030 42014	REPAIR & MAINTENANCE SUPP	378.75
	INVOICE: 0204629-IN								
	125134	06/09/26		495712	T	06/30/26	60031030 42014	REPAIR & MAINTENANCE SUPP	309.68
	INVOICE: 0204714-IN								
VENDOR TOTALS			.00	YTD INVOICED			20,603.63	YTD PAID	1,701.08
119085 AGUILAR, ROLANDO	125141	06/10/26		495713	T	06/30/26	60031030 42064	PARTS	621.25
	INVOICE: 004416								
VENDOR TOTALS			.00	YTD INVOICED			21,228.61	YTD PAID	621.25
124241 ALCANTARA, CATHERINE	125220	06/17/26		495714	T	06/30/26	10013010 45584	HEALTH AND WELLNESS	75.00
	INVOICE: 0001								
VENDOR TOTALS			.00	YTD INVOICED			6,745.20	YTD PAID	75.00
123209 ALVARADO, MIGUEL	125284	06/18/26		495715	T	06/30/26	10016010 45584	HEALTH AND WELLNESS	344.77
	INVOICE: wellness-MA4								

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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					848.93 YTD PAID	344.77
111720	AMAZING BALLOONS BY GEE, LLC.								
	125337	06/18/26		495716	T	06/30/26	10061020 40514	CONTRACT SERVICES	442.00
	INVOICE: 2021-3919								
VENDOR TOTALS			.00 YTD INVOICED					7,815.92 YTD PAID	442.00
124196	AMBIENT ENVIRONMENTAL, INC.								
	125090	06/12/26		495717	T	06/30/26	10041020 40514	CONTRACT SERVICES	2,800.00
	INVOICE: 3159								
VENDOR TOTALS			.00 YTD INVOICED					8,800.00 YTD PAID	2,800.00
122723	AMTECORP INC.								
	125147	09/15/25	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	1,365.00
	INVOICE: E25-161								
	125149	10/15/25	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	5,145.00
	INVOICE: E25-162								
	125151	12/15/25	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	3,360.00
	INVOICE: E25-164								
	125153	01/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	1,470.00
	INVOICE: E26-165								
	125182	02/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	1,260.00
	INVOICE: E26-166								
	125188	03/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	2,835.00
	INVOICE: E26-167								
	125192	04/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	1,890.00
	INVOICE: E26-168								
	125197	05/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	1,785.00
	INVOICE: E26-169								
	125199	06/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	4,325.00
	INVOICE: E26-170								
	125200	09/15/25	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	4,200.00
	INVOICE: M25-110								
	125201	10/15/25	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	1,837.50
	INVOICE: M25-111								
	125202	11/15/25	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	2,677.50
	INVOICE: M25-112								
	125203	12/15/25	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	3,097.50
	INVOICE: M25-113								
	125205	01/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	2,415.00
	INVOICE: M26-110								
	125206	02/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	3,255.00
	INVOICE: M26-111								
	125207	04/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	1,785.00
	INVOICE: M26-113								
	125210	05/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	5,985.00
	INVOICE: M26-114								
	125211	06/15/26	3006	495718	T	06/30/26	10043010 40514	CONTRACT SERVICES	5,250.00

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INVOICE: M26-115									
VENDOR TOTALS			.00	YTD INVOICED			76,985.00	YTD PAID	53,937.50
114567	ANGEL'S AUTO ELECTRIC	125143 05/19/26	2954	495719	T	06/30/26	60031030 42014	REPAIR & MAINTENANCE SUPP	2,975.45
INVOICE: 9400									
VENDOR TOTALS			4,705.54	YTD INVOICED			44,273.21	YTD PAID	2,975.45
124736	ANointed FEET DANCE SCHOOL	125097 06/12/26		495687	P	06/30/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	250.00
INVOICE: 061226									
VENDOR TOTALS			.00	YTD INVOICED			500.00	YTD PAID	250.00
124870	AQUINO, MARGARITA	125535 04/13/26		495688	P	06/30/26	10000109 51928	YOUTH SPORTS	61.20
INVOICE: REFUND 04/13/26									
VENDOR TOTALS			.00	YTD INVOICED			61.20	YTD PAID	61.20
111399	ASSI SECURITY	125321 06/01/26		495720	T	06/30/26	10061120 40514	CONTRACT SERVICES	150.00
INVOICE: 79549									
VENDOR TOTALS			1,525.00	YTD INVOICED			25,488.84	YTD PAID	150.00
123680	AUTO SECURITY SOUND & TINT, INC.	125135 06/03/26		495721	T	06/30/26	60031030 42064	PARTS	315.75
INVOICE: 06030126									
VENDOR TOTALS			350.00	YTD INVOICED			5,309.00	YTD PAID	315.75
124858	ADVANCED AVANT-GARDE CORPORATION	125601 06/15/26		495722	T	06/30/26	29550060 40514	CONTRACT SERVICES	4,066.00
INVOICE: 13284									
VENDOR TOTALS			.00	YTD INVOICED			4,066.00	YTD PAID	4,066.00
113306	BALBOA, MANUEL	125513 06/23/26		495723	T	06/30/26	10017010 40504	COMMISSIONER STIPENDS	300.00
INVOICE: 1701-113303									
VENDOR TOTALS			.00	YTD INVOICED			850.00	YTD PAID	300.00
106126	SANDAN PLUMBING CO INC	125411 06/13/26		495724	T	06/30/26	10001221 42024	BUILDING MAINTENANCE	2,310.00
INVOICE: S-117082									

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VENDOR TOTALS			.00	YTD INVOICED			37,626.17	YTD PAID	2,310.00
123802	BRANDED BY BLOOM								
	125228	06/01/26		495725	T	06/30/26	52035030 41614	UNIFORMS & SAFETY EQUIPME	506.09
	INVOICE: 10166								
	125571	06/22/26		495725	T	06/30/26	52035030 41614	UNIFORMS & SAFETY EQUIPME	76.09
	INVOICE: 10172								
VENDOR TOTALS			715.27	YTD INVOICED			11,199.11	YTD PAID	582.18
124407	BROC, SAMANTHA								
	125417	06/14/26		495726	T	06/30/26	10001224 45184	TRAINING	155.32
	INVOICE: 021502192026								
VENDOR TOTALS			.00	YTD INVOICED			1,021.28	YTD PAID	155.32
124869	BUENSUCESO, JESSE								
	125538	05/26/26		495689	P	06/30/26	10000109 51923	FACILITY RENTAL	63.00
	INVOICE: REFUND 05/26/26								
VENDOR TOTALS			.00	YTD INVOICED			63.00	YTD PAID	63.00
119005	C & S ENGINEERS, INC.								
	125112	06/11/26	3124	495727	T	06/30/26	52350050 40514	CONTRACT SERVICES	1,678.00
	INVOICE: 01145285								
VENDOR TOTALS			.00	YTD INVOICED			51,779.45	YTD PAID	1,678.00
122558	CARASOFT TECHNOLOGY CORP.								
	125463	06/16/26		495728	T	06/30/26	81044010 40514	CONTRACT SERVICES	141.84
	INVOICE: IN2315963								
VENDOR TOTALS			.00	YTD INVOICED			1,162.64	YTD PAID	141.84
124846	CARRANZA, AMBER								
	125280	05/22/26		495690	P	06/30/26	10000109 51921	AQUATICS PROGRAM	66.00
	INVOICE: REFUND 05/22/26								
VENDOR TOTALS			.00	YTD INVOICED			66.00	YTD PAID	66.00
105476	CDW GOVERNMENT, INC.								
	125473	06/17/26	2968	495729	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	1,905.37
	INVOICE: AJ7ZQ6B								
	125474	06/10/26	2968	495729	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	31,070.00
	INVOICE: AJ65C9I								
VENDOR TOTALS			1,220.54	YTD INVOICED			230,055.15	YTD PAID	32,975.37
121445	CENICEROS, JESUS								
	125496	06/22/26		495730	T	06/30/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	200.00

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INVOICE: REIMB. 06/16/26									
VENDOR TOTALS			.00	YTD INVOICED			3,592.07	YTD PAID	200.00
113279	CHEMMARK								
	125492	06/22/26		495731	T	06/30/26	10001221 41514	OPERATING SUPPLIES	232.91
	INVOICE: 598466								
VENDOR TOTALS			491.06	YTD INVOICED			2,670.51	YTD PAID	232.91
114126	CITY OF HAWTHORNE								
	125106	06/15/26		495691	P	06/30/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	220.00
	INVOICE: MB-06152026								
VENDOR TOTALS			.00	YTD INVOICED			7,807.50	YTD PAID	220.00
115849	COLANTUONO, HIGHSMITH & WHATLEY, PC								
	125296	03/04/26		495732	T	06/30/26	10015010 40514	CONTRACT SERVICES	2,962.50
	INVOICE: 69585								
VENDOR TOTALS			.00	YTD INVOICED			7,312.50	YTD PAID	2,962.50
114897	COMMUNITY VETERINARY HOSPITAL, INC.								
	125410	06/17/26		495692	P	06/30/26	10002205 45594	K-9 EXPENSES	280.00
	INVOICE: 823103464								
VENDOR TOTALS			731.00	YTD INVOICED			6,547.50	YTD PAID	280.00
106275	CONTINENTAL COMPUTERS/WLANMALL.COM								
	125464	06/16/26	2987	495733	T	06/30/26	10002245 47404	MACHINERY & EQUIPMENT	7,440.14
	INVOICE: 211180								
	125465	06/17/26	2987	495733	T	06/30/26	10002245 47404	MACHINERY & EQUIPMENT	6,397.40
	INVOICE: 211179								
VENDOR TOTALS			.00	YTD INVOICED			287,437.14	YTD PAID	13,837.54
124837	DOIT-IT								
	125467	06/09/26	2986	495734	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	2,671.74
	INVOICE: C1709772								
	125468	06/09/26	2986	495734	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	1,161.25
	INVOICE: C1709773								
	125484	06/17/26	2986	495734	T	06/30/26	10002245 40514	CONTRACT SERVICES	5,460.00
	INVOICE: C1709774								
VENDOR TOTALS			.00	YTD INVOICED			18,481.02	YTD PAID	9,292.99
103355	CRENSHAW WHOLESALE ELECTRIC								
	125599	12/17/25		495735	T	06/30/26	10061100 41514	OPERATING SUPPLIES	333.47
	INVOICE: 873868								
	125600	12/18/25		495735	T	06/30/26	10061100 41514	OPERATING SUPPLIES	148.89
	INVOICE: 873955								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	125602	01/12/26		495735	T	06/30/26	10061100 41514	OPERATING SUPPLIES	231.88
	INVOICE: 874792								
	125603	01/14/26		495735	T	06/30/26	10061100 41514	OPERATING SUPPLIES	163.54
	INVOICE: 874967								
	125604	01/15/26		495735	T	06/30/26	10061100 41514	OPERATING SUPPLIES	232.02
	INVOICE: 874982								
VENDOR TOTALS			295.93	YTD INVOICED			18,109.13	YTD PAID	1,109.80
122434 DAN CONTRACTOR									
	125152	05/12/26	3288	495736	T	06/30/26	78480050 45455	HOME HOUSNG REHAB PROG.	135,900.00
	INVOICE: 2501								
VENDOR TOTALS			.00	YTD INVOICED			330,865.00	YTD PAID	135,900.00
123015 DAYNA WILLIAMS-HUNTER									
	123737	05/25/26		495737	T	06/30/26	10012010 45184	TRAINING	387.00
	INVOICE: 061526								
VENDOR TOTALS			.00	YTD INVOICED			1,196.13	YTD PAID	387.00
104971 DELL MARKETING LP									
	125514	06/10/26	2964	495738	T	06/30/26	60810010 47404	MACHINERY & EQUIPMENT	993.45
	INVOICE: 10878511655								
	125516	06/13/26	2964	495738	T	06/30/26	60810010 47404	MACHINERY & EQUIPMENT	36,077.16
	INVOICE: 10878967107								
VENDOR TOTALS			21,273.06	YTD INVOICED			788,540.66	YTD PAID	37,070.61
121407 DIAL INSTANT PRINTERS, INC.									
	125378	05/20/26		495739	T	06/30/26	10002229 41514	OPERATING SUPPLIES	204.43
	INVOICE: 12105								
	125379	06/09/26		495739	T	06/30/26	10002215 41514	OPERATING SUPPLIES	204.43
	INVOICE: 12110								
VENDOR TOTALS			.00	YTD INVOICED			16,182.80	YTD PAID	408.86
97953 DOOLEY ENTERPRISES, INC.									
	125436	06/15/26	2934	495740	T	06/30/26	10001225 41594	TARGETS & AMMUNITION	10,952.26
	INVOICE: 71960								
VENDOR TOTALS			.00	YTD INVOICED			33,649.11	YTD PAID	10,952.26
122402 DRC ENGINEERING, INC.									
	125334	06/06/26		495741	T	06/30/26	50410010 40514	CONTRACT SERVICES	1,100.00
	INVOICE: 24-011-11								
VENDOR TOTALS			.00	YTD INVOICED			143,656.49	YTD PAID	1,100.00
124847 EAMES, EVAN									
	125278	05/30/26		495693	P	06/30/26	10000109 51921	AQUATICS PROGRAM	51.00

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VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: REFUND 05/30/26									
VENDOR TOTALS			.00	YTD INVOICED			51.00	YTD PAID	51.00
117040	EATON CORPORATION								
	125338	05/26/26	3291	495742	T	06/30/26	10001221 40514	CONTRACT SERVICES	5,752.00
	INVOICE: 957625617								
VENDOR TOTALS			.00	YTD INVOICED			5,752.00	YTD PAID	5,752.00
6680	ENTENMANN-ROVIN COMPANY								
	125350	03/16/26		495743	T	06/30/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	164.83
	INVOICE: 0193802-IN								
	125351	02/18/26		495743	T	06/30/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	234.58
	INVOICE: 0193306-IN								
VENDOR TOTALS			1,997.00	YTD INVOICED			7,237.20	YTD PAID	399.41
124473	ERNEST ENGINEERING								
	125212	06/10/26		495744	T	06/30/26	10043020 40514	CONTRACT SERVICES	4,639.81
	INVOICE: Y26-1150								
	125213	06/10/26		495744	T	06/30/26	10043020 40514	CONTRACT SERVICES	3,960.03
	INVOICE: Y26-1153								
	125214	06/10/26		495744	T	06/30/26	10043020 40514	CONTRACT SERVICES	2,164.77
	INVOICE: Y26-1154								
	125215	06/10/26		495744	T	06/30/26	10043020 40514	CONTRACT SERVICES	4,429.19
	INVOICE: Y26-1152								
	125216	06/10/26		495744	T	06/30/26	10043020 40514	CONTRACT SERVICES	4,735.92
	INVOICE: Y26-1151								
VENDOR TOTALS			.00	YTD INVOICED			67,812.58	YTD PAID	19,929.72
124777	FACT K9 TRAINING, LLC								
	125345	06/02/26		495745	T	06/30/26	10002205 45594	K-9 EXPENSES	2,000.00
	INVOICE: HAWTHO-0004								
VENDOR TOTALS			.00	YTD INVOICED			4,000.00	YTD PAID	2,000.00
118491	FARROKH-SIAR, STEPHEN								
	125102	06/11/26		495746	T	06/30/26	60031030 42514	SMALL TOOLS & MINOR EQUIP	2,530.45
	INVOICE: 061126103804								
VENDOR TOTALS			.00	YTD INVOICED			4,260.55	YTD PAID	2,530.45
94292	FEDERAL EXPRESS CORPORATION								
	125454	06/17/26		495694	P	06/30/26	10015010 43044	POSTAGE	12.37
	INVOICE: 9-343-79799								
	125573	06/19/26		495694	P	06/30/26	10015010 43044	POSTAGE	16.46
	INVOICE: 9-346-89145								

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VENDOR TOTALS			69.05	YTD INVOICED			1,580.54	YTD PAID	28.83
124164	FINE LINE AUTO BODY INC								
	125122	06/03/26	2966	495747	T	06/30/26	60031030 42004	COLLISION REPAIR	7,231.38
	INVOICE: 17188								
VENDOR TOTALS			37,127.85	YTD INVOICED			246,608.24	YTD PAID	7,231.38
124876	GARCIA, DEEANA								
	125537	05/26/26		495695	P	06/30/26	10000109 51921	AQUATICS PROGRAM	56.10
	INVOICE: REFUND 05/26/26								
VENDOR TOTALS			.00	YTD INVOICED			56.10	YTD PAID	56.10
124138	GARCIA, MANUEL FLORES								
	125160	05/12/26		495748	T	06/30/26	81044010 45124	EDUCATIONAL REIMBURSEMENT	1,553.82
	INVOICE: ED REIM PPA/525 & 57								
VENDOR TOTALS			.00	YTD INVOICED			2,053.82	YTD PAID	1,553.82
116618	GOLDEN STATE ELEVATOR								
	125208	04/01/26		495749	T	06/30/26	52035030 40514	CONTRACT SERVICES	125.70
	INVOICE: 00205671								
	125209	05/01/26		495749	T	06/30/26	52035030 40514	CONTRACT SERVICES	125.70
	INVOICE: 00206710								
VENDOR TOTALS			.00	YTD INVOICED			1,376.71	YTD PAID	251.40
123698	GOVCONNECTION, INC.								
	125456	06/09/26	2962	495750	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	282.24
	INVOICE: 77703977								
	125457	06/10/26	2962	495750	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	2,705.04
	INVOICE: 77711640								
	125458	06/10/26	2962	495750	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	6,321.82
	INVOICE: 77711682								
	125459	06/12/26	2962	495750	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	340.57
	INVOICE: 77720908								
	125460	06/12/26	2962	495750	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	5,137.15
	INVOICE: 77720925								
	125461	06/17/26	2962	495750	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	2,705.04
	INVOICE: 77733791								
VENDOR TOTALS			45,858.40	YTD INVOICED			128,305.45	YTD PAID	17,491.86
97578	GRAINGER INDUSTRIAL SUPPLY								
	125318	06/03/26		495751	T	06/30/26	10061100 42014	REPAIR & MAINTENANCE SUPP	1,079.09
	INVOICE: 9937751643								
VENDOR TOTALS			264.31	YTD INVOICED			19,862.56	YTD PAID	1,079.09

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
122146 HARRIS, DONALD H.	125510	06/23/26		495752	T	06/30/26	10017010 40504	COMMISSIONER STIPENDS	200.00
	INVOICE: 1701-113300								
VENDOR TOTALS			.00	YTD INVOICED			850.00	YTD PAID	200.00
124204 HARRIS, KATHLEEN T.	125512	06/23/26		495753	T	06/30/26	10017010 40504	COMMISSIONER STIPENDS	300.00
	INVOICE: 1701-113302								
VENDOR TOTALS			.00	YTD INVOICED			1,000.00	YTD PAID	300.00
106271 HAWTHORNE CHAMBER OF COMMERCE	125108	06/12/26		495696	P	06/30/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	130.00
	INVOICE: BA-061226								
VENDOR TOTALS			.00	YTD INVOICED			8,375.10	YTD PAID	130.00
124859 HAWTHORNE POST #2075, VFW OF THE USA	125433	06/12/26		495697	P	06/30/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	250.00
	INVOICE: 06122026VFW								
VENDOR TOTALS			.00	YTD INVOICED			250.00	YTD PAID	250.00
105919 HERALD PUBLICATIONS	125442	06/18/26		495754	T	06/30/26	10042010 43024	LEGAL ADVERTISING	60.00
	INVOICE: 63472								
	125444	06/18/26		495754	T	06/30/26	10042010 43024	LEGAL ADVERTISING	120.00
	INVOICE: 63473								
	125445	06/04/26		495754	T	06/30/26	10042010 43024	LEGAL ADVERTISING	60.00
	INVOICE: 63438								
	125576	06/24/26		495754	T	06/30/26	72748010 40514	CONTRACT SERVICES	450.00
	INVOICE: 63485								
VENDOR TOTALS			.00	YTD INVOICED			26,540.00	YTD PAID	690.00
124752 HERO COMMUNITY SERVICES	125451	06/16/26	3215	495755	T	06/30/26	32610060 40514	CONTRACT SERVICES	3,958.29
	INVOICE: 010655								
	125452	06/16/26	3215	495755	T	06/30/26	32610060 40514	CONTRACT SERVICES	16,070.81
	INVOICE: 010655								
VENDOR TOTALS			.00	YTD INVOICED			60,029.10	YTD PAID	20,029.10
124586 HERSON, CORONADO AGUILAR	125598	06/22/26		495698	P	06/30/26	10001224 45184	TRAINING	414.00
	INVOICE: 030903202026								
VENDOR TOTALS			.00	YTD INVOICED			474.64	YTD PAID	414.00
124318 HOWARD, BRANDON									

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	125277	05/02/26		495699	P	06/30/26	10000109 51929	RECREATION CLASSES	136.00
	INVOICE:	REFUND 05/02/26							
VENDOR TOTALS			.00	YTD INVOICED			136.00	YTD PAID	136.00
97648 JACK STONE DRAINAGE OIL SVC	125588	06/22/26		495756	T	06/30/26	60031030 40514	CONTRACT SERVICES	85.00
	INVOICE:	228382							
VENDOR TOTALS			.00	YTD INVOICED			1,072.00	YTD PAID	85.00
122788 JASMINE (GUTIERREZ) PENA	125497	06/22/26		495757	T	06/30/26	10001224 45184	TRAINING	269.10
	INVOICE:	060806102026							
VENDOR TOTALS			.00	YTD INVOICED			269.10	YTD PAID	269.10
122750 JLEE ENGINEERING, INC.	125217	06/15/26	3168	495758	T	06/30/26	10043020 40514	CONTRACT SERVICES	7,560.00
	INVOICE:	20260508							
	125218	06/15/26	3168	495758	T	06/30/26	10043020 40514	CONTRACT SERVICES	840.00
	INVOICE:	20260507							
	125219	06/15/26	3168	495758	T	06/30/26	10043020 40514	CONTRACT SERVICES	2,775.00
	INVOICE:	20260506							
	125279	05/15/26	3168	495758	T	06/30/26	10043020 40514	CONTRACT SERVICES	900.00
	INVOICE:	20260406							
	125281	05/15/26	3168	495758	T	06/30/26	10043020 40514	CONTRACT SERVICES	2,205.00
	INVOICE:	20260407							
	125282	05/15/26	3168	495758	T	06/30/26	10043020 40514	CONTRACT SERVICES	8,190.00
	INVOICE:	20260408							
VENDOR TOTALS			.00	YTD INVOICED			622,973.50	YTD PAID	22,470.00
104260 JOHN L HUNTER & ASSOCIATES	125596	06/01/26	3297	495759	T	06/30/26	56091010 42454	FOG PROGRAM COSTS	7,189.75
	INVOICE:	HAW1FOG12603							
VENDOR TOTALS			.00	YTD INVOICED			103,564.83	YTD PAID	7,189.75
122781 JOHNSON 225 INVESTIGATIONS	125330	06/10/26	3289	495760	T	06/30/26	10021010 40514	CONTRACT SERVICES	6,740.00
	INVOICE:	1141							
VENDOR TOTALS			8,350.00	YTD INVOICED			147,262.96	YTD PAID	6,740.00
115775 JUDD, SEAN	125428	05/20/26		495761	T	06/30/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	526.00
	INVOICE:	EDUC. BCJ 230							
	125430	06/02/26		495761	T	06/30/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	489.25
	INVOICE:	EDUC. BCJ 245							

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VENDOR TOTALS			.00	YTD INVOICED			3,644.25	YTD PAID	1,015.25
113091 K & P JANITORIAL SERVICES INC	125342	06/01/26	2930	495762	T	06/30/26	10001221 42024	BUILDING MAINTENANCE	15,207.00
	INVOICE: 78443								
VENDOR TOTALS			.00	YTD INVOICED			225,689.35	YTD PAID	15,207.00
120917 KHAN, ALEX	125418	06/14/26		495763	T	06/30/26	10001224 43704	POST REIMBURSABLE EXPENSE	236.80
	INVOICE: 031603202026								
VENDOR TOTALS			.00	YTD INVOICED			236.80	YTD PAID	236.80
123456 KIMLEY-HORN AND ASSOCIATES, INC.	125335	02/28/26		495765	T	06/30/26	56091010 40514	CONTRACT SERVICES	902.18
	INVOICE: 35167501								
	125606	05/31/26	1676	495764	T	06/30/26	10041030 40514	CONTRACT SERVICES	3,653.16
	INVOICE: 36003134-001								
	125609	05/31/26	2725	495765	T	06/30/26	28302417 40514	CONTRACT SERVICES	3,766.21
	INVOICE: 35923005								
	125609	05/31/26	2725	495765	T	06/30/26	28534000 40514	CONTRACT SERVICES	7,595.80
	INVOICE: 35923005								
VENDOR TOTALS			.00	YTD INVOICED			1,082,430.81	YTD PAID	15,917.35
109121 KONE INC.	122659	05/01/26		495766	T	06/30/26	10041050 42014	REPAIR & MAINTENANCE SUPP	768.09
	INVOICE: 872013440								
	125091	06/01/26		495766	T	06/30/26	10041050 42014	REPAIR & MAINTENANCE SUPP	768.09
	INVOICE: 872041066								
VENDOR TOTALS			738.55	YTD INVOICED			10,771.36	YTD PAID	1,536.18
123972 KOSMONT & ASSOCIATES, INC.	125440	05/31/26	2731	495767	T	06/30/26	10042010 40514	CONTRACT SERVICES	379.60
	INVOICE: 2504.13-014								
	125441	05/31/26		495767	T	06/30/26	10042010 40514	CONTRACT SERVICES	1,864.20
	INVOICE: 2605.4-001								
VENDOR TOTALS			.00	YTD INVOICED			54,447.50	YTD PAID	2,243.80
13750 L A COUNTY	125161	04/27/26	3106	495700	P	06/30/26	22041060 42104	SIGNAL MAINTENANCE	15,313.84
	INVOICE: IN260000694								
VENDOR TOTALS			400,000.00	YTD INVOICED			489,006.28	YTD PAID	15,313.84
122756 LARA, JOSE G.	125587	06/01/26		495768	T	06/30/26	46615731 42024	BUILDING MAINTENANCE	150.00

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INVOICE: 111									
VENDOR TOTALS			.00	YTD INVOICED			4,449.03	YTD PAID	150.00
124715	LAZ KARP ASSOCIATES, LLC.								
	125623	06/15/26	3208	495769	T	06/30/26	28534000 40514	CONTRACT SERVICES	29,894.70
	INVOICE: S11054090								
	125626	06/15/26	3208	495769	T	06/30/26	28302417 40514	CONTRACT SERVICES	44,650.55
	INVOICE: S11054164								
VENDOR TOTALS			.00	YTD INVOICED			330,787.08	YTD PAID	74,545.25
124841	LEWIS, IDA JACARA								
	125434	06/05/26		495770	T	06/30/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	459.00
	INVOICE: EDUC. PSY 220								
VENDOR TOTALS			.00	YTD INVOICED			459.00	YTD PAID	459.00
94489	LIEBERT CASSIDY WHITMORE								
	125597	04/30/26		495771	T	06/30/26	10021010 40514	CONTRACT SERVICES	1,458.50
	INVOICE: 323207								
VENDOR TOTALS			.00	YTD INVOICED			28,354.30	YTD PAID	1,458.50
101286	SCP DISTRIBUTORS LLC								
	125322	04/01/26		495772	T	06/30/26	10061090 45754	SWIM POOL CHEMICALS	213.07
	INVOICE: 30499084								
	125324	04/10/26		495772	T	06/30/26	10061090 45754	SWIM POOL CHEMICALS	366.40
	INVOICE: 29583399								
	125325	06/06/26		495772	T	06/30/26	10061090 45754	SWIM POOL CHEMICALS	2,153.29
	INVOICE: 37271948								
	125327	06/04/26		495772	T	06/30/26	10061090 42124	SWIM POOL MAINTENANCE	44.00
	INVOICE: 29625426								
	125328	06/10/26		495772	T	06/30/26	10061090 42124	SWIM POOL MAINTENANCE	15.75
	INVOICE: 29626493								
	125520	06/23/26		495772	T	06/30/26	10061090 45754	SWIM POOL CHEMICALS	1,892.38
	INVOICE: 37275444								
VENDOR TOTALS			.00	YTD INVOICED			69,219.24	YTD PAID	4,684.89
110435	LINDBERGH, MARK								
	125424	06/08/26		495773	T	06/30/26	10021010 45584	HEALTH AND WELLNESS	424.87
	INVOICE: REIMB. 2/17/26								
VENDOR TOTALS			.00	YTD INVOICED			924.87	YTD PAID	424.87
121652	LOBBY TRAFFIC SYSTEMS, INC.								
	125447	05/13/25		495701	P	06/30/26	52035030 40514	CONTRACT SERVICES	1,101.61
	INVOICE: 927305								
	125448	02/03/26		495701	P	06/30/26	52035030 40514	CONTRACT SERVICES	1,457.00
	INVOICE: 916107								

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VENDOR TOTALS			.00	YTD INVOICED			13,069.63	YTD PAID	2,558.61
124787	MAIN CHARACTER ENERGY, LLC								
	125093	05/05/26		495702	P	06/30/26	10000103 51327	FILM PERMITS	950.00
	INVOICE: FILM REFUND 05/05/26								
VENDOR TOTALS			.00	YTD INVOICED			1,900.00	YTD PAID	950.00
120152	MANHATTAN STITCHING COMPANY, INC.								
	125226	06/04/26		495774	T	06/30/26	10061020 41514	OPERATING SUPPLIES	1,446.53
	INVOICE: 115929								
	125271	06/05/26		495774	T	06/30/26	10061020 41514	OPERATING SUPPLIES	1,792.96
	INVOICE: 115962								
VENDOR TOTALS			6,210.87	YTD INVOICED			16,211.07	YTD PAID	3,239.49
111966	MARTINEZ LANDSCAPING CO.								
	125414	06/15/26	3058	495703	P	06/30/26	10061100 40514	CONTRACT SERVICES	30,482.00
	INVOICE: 124547								
	125521	05/26/26	3278	495703	P	06/30/26	22506408 45464	WEED ABATEMENT	10,395.00
	INVOICE: 2								
	125521	05/26/26	3278	495703	P	06/30/26	22506408 45744	SB 821 EXPENSES	74,008.00
	INVOICE: 2								
	125521	05/26/26	3278	495703	P	06/30/26	28302417 47734	PUBLIC WORKS PROJECTS	124,807.28
	INVOICE: 2								
	125521	05/26/26	3278	495703	P	06/30/26	28402418 47734	PUBLIC WORKS PROJECTS	81,480.00
	INVOICE: 2								
	125521	05/26/26	3278	495703	P	06/30/26	28534000 44504	PROP C IMPROVEMENTS	75,050.00
	INVOICE: 2								
VENDOR TOTALS			.00	YTD INVOICED			11,455,231.34	YTD PAID	396,222.28
124171	MASON OIL SERVICES LLC.								
	125431	05/26/26	2999	495775	T	06/30/26	60031030 45144	GASOLINE & OIL	1,207.32
	INVOICE: 00013								
	125432	05/26/26	2999	495775	T	06/30/26	60031030 45144	GASOLINE & OIL	3,468.95
	INVOICE: 00014								
VENDOR TOTALS			.00	YTD INVOICED			12,402.56	YTD PAID	4,676.27
124875	MASUKU, ANNA								
	125533	05/26/26		495704	P	06/30/26	10000109 51921	AQUATICS PROGRAM	107.10
	INVOICE: Refund 05/26/26								
VENDOR TOTALS			.00	YTD INVOICED			107.10	YTD PAID	107.10
122208	MCKESSON MEDICAL-SURGICAL								
	125493	06/22/26		495776	T	06/30/26	10002219 41514	OPERATING SUPPLIES	155.67
	INVOICE: 25789999								
	125595	06/23/26		495776	T	06/30/26	10002219 41514	OPERATING SUPPLIES	101.52

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INVOICE: 25790802									
VENDOR TOTALS			1,077.92	YTD INVOICED			8,853.72	YTD PAID	257.19
112309	GARDENA HOSPITAL, LP								
	125413	05/28/26		495777	T	06/30/26	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 1000635019-001								
	125415	05/27/26		495777	T	06/30/26	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE: 1000634917-0001								
VENDOR TOTALS			.00	YTD INVOICED			31,430.00	YTD PAID	1,500.00
100108	MERRIMAC PETROLEUM, INC.								
	125118	06/10/26	2965	495778	T	06/30/26	60031030 45144	GASOLINE & OIL	15,261.83
	INVOICE: 2248104								
	125429	06/18/26	2965	495778	T	06/30/26	60031030 45144	GASOLINE & OIL	16,517.32
	INVOICE: 2248276								
VENDOR TOTALS			35,779.87	YTD INVOICED			471,679.36	YTD PAID	31,779.15
124762	MILLER MENDEL, INC.								
	125494	05/22/26	3219	495779	T	06/30/26	10001218 41514	OPERATING SUPPLIES	6,186.00
	INVOICE: 14871								
VENDOR TOTALS			.00	YTD INVOICED			6,186.00	YTD PAID	6,186.00
124828	LEWIS STANLEY, INC.								
	125120	06/05/26		495780	T	06/30/26	990 23016	JUNETEENTH EVENT	2,252.50
	INVOICE: 35742								
VENDOR TOTALS			.00	YTD INVOICED			2,659.89	YTD PAID	2,252.50
114218	MIRACLE RECREATION EQUIP. CO.								
	125225	04/22/26		495781	T	06/30/26	10061100 42024	BUILDING MAINTENANCE	210.50
	INVOICE: 901652								
VENDOR TOTALS			.00	YTD INVOICED			7,052.99	YTD PAID	210.50
123575	MISSION LINEN SUPPLY								
	125223	06/15/26		495782	T	06/30/26	10061070 41514	OPERATING SUPPLIES	81.65
	INVOICE: 52621287								
	125224	06/08/26		495782	T	06/30/26	10061070 41514	OPERATING SUPPLIES	70.09
	INVOICE: 526172686								
	125518	06/22/26		495782	T	06/30/26	10061070 41514	OPERATING SUPPLIES	81.65
	INVOICE: 526255278								
VENDOR TOTALS			148.94	YTD INVOICED			3,965.67	YTD PAID	233.39
121860	MOCTEZUMA, HILDA								
	125221	05/16/26		495783	T	06/30/26	10016020 45584	HEALTH AND WELLNESS	337.57
	INVOICE: REQ#2000-115022								

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VENDOR TOTALS			.00 YTD INVOICED					500.00 YTD PAID	337.57
123082	MPD PLUMBING, INC.								
	125584	06/05/26		495784	T	06/30/26	46447150 42024	BUILDING MAINTENANCE	100.00
	INVOICE: WO#060526								
	125586	06/06/26		495784	T	06/30/26	46615731 42024	BUILDING MAINTENANCE	300.00
	INVOICE: WO#060626								
VENDOR TOTALS			.00 YTD INVOICED					3,130.00 YTD PAID	400.00
98395	NAN MCKAY & ASSOCIATES, INC.								
	125572	06/16/26		495785	T	06/30/26	81044010 40514	CONTRACT SERVICES	239.00
	INVOICE: INV310983								
VENDOR TOTALS			.00 YTD INVOICED					1,136.00 YTD PAID	239.00
116422	OCCU-MED, LTD.								
	125615	05/31/26		495786	T	06/30/26	10017010 45324	PHYSICAL EXAMINATIONS	2,119.30
	INVOICE: 0626111.1								
	125616	05/31/26		495786	T	06/30/26	10017010 45324	PHYSICAL EXAMINATIONS	3,257.54
	INVOICE: 0626111.2								
VENDOR TOTALS			.00 YTD INVOICED					26,820.05 YTD PAID	5,376.84
123279	ODP BUSINESS SOLUTIONS, LLC								
	125422	06/10/26		495787	T	06/30/26	10001206 41514	OPERATING SUPPLIES	13.25
	INVOICE: 472132702001								
	125483	04/30/26		495787	T	06/30/26	10011100 41514	OPERATING SUPPLIES	41.30
	INVOICE: 464194154001								
	125502	05/01/26		495787	T	06/30/26	10001218 41514	OPERATING SUPPLIES	300.32
	INVOICE: 467714305001								
	125503	05/19/26		495787	T	06/30/26	10001206 41514	OPERATING SUPPLIES	123.68
	INVOICE: 468677672001								
VENDOR TOTALS			3,829.70 YTD INVOICED					31,253.30 YTD PAID	478.55
123098	ORKIN SERVICES OF CALIFORNIA, INC								
	125298	06/11/26		495788	T	06/30/26	10061120 41514	OPERATING SUPPLIES	308.29
	INVOICE: 297895332								
VENDOR TOTALS			276.00 YTD INVOICED					13,828.95 YTD PAID	308.29
93771	WATER VISIONS II INC.								
	125618	06/24/26		495789	T	06/30/26	60031030 42064	PARTS	652.07
	INVOICE: 58074								
VENDOR TOTALS			.00 YTD INVOICED					4,643.67 YTD PAID	652.07
114387	PAULOSALA, KOSEPESIO								
	125426	06/08/26		495790	T	06/30/26	10021010 45584	HEALTH AND WELLNESS	400.72

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: REIMB. 5/31/26									
VENDOR TOTALS			.00	YTD INVOICED			400.72	YTD PAID	400.72
124317	PCN3, INC.								
	125194	06/09/26	3287	495791	T	06/30/26	33610010 40514	CONTRACT SERVICES	249,304.06
	INVOICE: 15								
	125194	06/09/26	3287	495791	T	06/30/26	50410090 40514	CONTRACT SERVICES	249,304.05
	INVOICE: 15								
VENDOR TOTALS			624,726.21	YTD INVOICED			8,298,799.54	YTD PAID	498,608.11
124377	PEREZ, OLIVIA								
	125115	05/29/26		495792	T	06/30/26	52035030 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 208758/21852813								
VENDOR TOTALS			.00	YTD INVOICED			500.00	YTD PAID	500.00
107523	PITNEY BOWES								
	125086	06/12/26		495793	T	06/30/26	10016020 47404	MACHINERY & EQUIPMENT	951.48
	INVOICE: 3107939387								
VENDOR TOTALS			.00	YTD INVOICED			4,757.40	YTD PAID	951.48
120929	PRECISION SURVEY SUPPLY LLC.								
	125594	03/06/26	3209	495794	T	06/30/26	10002215 40514	CONTRACT SERVICES	7,168.00
	INVOICE: 20100								
VENDOR TOTALS			.00	YTD INVOICED			7,168.00	YTD PAID	7,168.00
16650	PRUDENTIAL OVERALL SUPPLY								
	125117	06/11/26		495795	T	06/30/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43125524								
	125123	06/04/26		495795	T	06/30/26	60031030 40514	CONTRACT SERVICES	75.00
	INVOICE: 43123942								
	125124	06/04/26		495795	T	06/30/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43123941								
	125590	06/18/26		495795	T	06/30/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43127107								
	125591	06/18/26		495795	T	06/30/26	60031030 40514	CONTRACT SERVICES	75.00
	INVOICE: 43127108								
	125592	06/25/26		495795	T	06/30/26	60031030 40514	CONTRACT SERVICES	82.65
	INVOICE: 43129016								
VENDOR TOTALS			231.50	YTD INVOICED			8,542.28	YTD PAID	480.60
118988	QUADIANT FINANCE USA, INC.								
	125480	05/28/26	2912	495796	T	06/30/26	10011500 43044	POSTAGE	3,000.00
	INVOICE: 052826								

PAID INVOICES REPORT

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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			.00 YTD INVOICED				35,372.48 YTD PAID		3,000.00
123536	R & A TANK TECHNOLOGIES LLC								
	125103	06/13/26		495797	T	06/30/26	60031030 40514	CONTRACT SERVICES	175.00
	INVOICE: 032026-53								
	125111	06/13/26		495797	T	06/30/26	60031030 40514	CONTRACT SERVICES	175.00
	INVOICE: 032026-52								
	125113	06/13/26		495797	T	06/30/26	60031030 40514	CONTRACT SERVICES	1,556.25
	INVOICE: HT432								
	125114	06/13/26		495797	T	06/30/26	60031030 40514	CONTRACT SERVICES	175.00
	INVOICE: 13062026								
	125116	06/13/26		495797	T	06/30/26	60031030 40514	CONTRACT SERVICES	175.00
	INVOICE: 13062027								
VENDOR TOTALS			700.00 YTD INVOICED				15,246.25 YTD PAID		2,256.25
123234	REECE SUPPLY, LLC								
	125229	06/03/26		495798	T	06/30/26	10061100 42024	BUILDING MAINTENANCE	82.41
	INVOICE: S123652520.001								
	125340	06/02/26		495798	T	06/30/26	10001221 42024	BUILDING MAINTENANCE	865.51
	INVOICE: S123543657.001								
	125341	06/08/26		495798	T	06/30/26	10001221 42024	BUILDING MAINTENANCE	521.38
	INVOICE: S123668494.001								
VENDOR TOTALS			.00 YTD INVOICED				15,647.04 YTD PAID		1,469.30
124485	RENNE PUBLIC LAW GROUP, LLP.								
	125500	04/30/26		495799	T	06/30/26	10017010 40514	CONTRACT SERVICES	4,683.70
	INVOICE: 16841								
	125501	04/30/26		495799	T	06/30/26	10017010 40514	CONTRACT SERVICES	1,860.08
	INVOICE: 17222								
VENDOR TOTALS			.00 YTD INVOICED				15,224.14 YTD PAID		6,543.78
98822	RICHARDS, WATSON & GERSHON								
	125574	06/23/26	3044	495800	T	06/30/26	10015010 40514	CONTRACT SERVICES	4,033.40
	INVOICE: 259053								
	125575	06/23/26	3044	495800	T	06/30/26	10015010 40514	CONTRACT SERVICES	443.27
	INVOICE: 259054								
	125577	06/23/26	3044	495800	T	06/30/26	10015010 40514	CONTRACT SERVICES	2,619.70
	INVOICE: 259055								
	125579	06/23/26	3044	495800	T	06/30/26	10015010 40514	CONTRACT SERVICES	594.75
	INVOICE: 259056								
	125580	06/23/26	3044	495800	T	06/30/26	10015010 40514	CONTRACT SERVICES	10,060.60
	INVOICE: 259057								
	125583	06/23/26	3044	495800	T	06/30/26	10015010 40514	CONTRACT SERVICES	2,767.60
	INVOICE: 259059								
VENDOR TOTALS			.00 YTD INVOICED				403,964.15 YTD PAID		20,519.32

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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	
124323	ROBERT HALF, INC.								
	125469	06/15/26		495801	T	06/30/26	10001222 40514	CONTRACT SERVICES	1,613.39
	INVOICE: 66314430								
	125470	06/22/26		495802	T	06/30/26	10001222 40514	CONTRACT SERVICES	2,087.91
	INVOICE: 66337205								
	VENDOR TOTALS		13,277.00	YTD INVOICED			136,503.00	YTD PAID	3,701.30
124852	RODRIGUEZ, ZITLALLY								
	125435	06/02/26		495803	T	06/30/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	544.00
	INVOICE: EDUC. PSY 102								
	VENDOR TOTALS		.00	YTD INVOICED			544.00	YTD PAID	544.00
123949	RODRIQUEZ, CARMEN LUZ								
	125509	06/23/26		495804	T	06/30/26	10017010 40504	COMMISSIONER STIPENDS	250.00
	INVOICE: 1701-113299								
	VENDOR TOTALS		.00	YTD INVOICED			700.00	YTD PAID	250.00
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	125099	06/11/26	3001	495805	T	06/30/26	60031030 42554	TIRES	100.00
	INVOICE: 36201								
	125100	06/10/26	3001	495805	T	06/30/26	60031030 42554	TIRES	125.00
	INVOICE: 36181								
	125101	06/11/26	3001	495805	T	06/30/26	60031030 42554	TIRES	100.00
	INVOICE: 36190								
	125136	06/09/26	3001	495805	T	06/30/26	60031030 42554	TIRES	125.00
	INVOICE: 36166								
	125137	06/08/26	3001	495805	T	06/30/26	60031030 42554	TIRES	100.00
	INVOICE: 36149								
	125138	06/08/26	3001	495805	T	06/30/26	60031030 42554	TIRES	125.00
	INVOICE: 36157								
	125139	06/02/26	3001	495805	T	06/30/26	60031030 42554	TIRES	692.10
	INVOICE: 36105								
	VENDOR TOTALS		1,706.10	YTD INVOICED			15,382.52	YTD PAID	1,367.10
124207	SANTISTEBAN, SABRINA								
	125425	06/04/26		495806	T	06/30/26	10021010 45584	HEALTH AND WELLNESS	168.63
	INVOICE: REIMB. 5/2/26								
	VENDOR TOTALS		.00	YTD INVOICED			723.63	YTD PAID	168.63
118382	FITCH, ROBERT A.								
	124217	06/08/26		495807	T	06/30/26	10061020 40264	CONTRACT LABOR SALARIES	2,688.00
	INVOICE: Winter/Spring 26								
	VENDOR TOTALS		.00	YTD INVOICED			25,596.20	YTD PAID	2,688.00
123856	SECTRAN SECURITY INC.								

PAID INVOICES REPORT

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	125329	06/12/26		495808	T	06/30/26	10016020 40514	CONTRACT SERVICES	708.99
	INVOICE:	26060620							
	VENDOR TOTALS		335.39	YTD INVOICED			4,878.17	YTD PAID	708.99
17550 SEERS LUMBER CO INC	125272	05/07/26		495809	T	06/30/26	10061120 42014	REPAIR & MAINTENANCE SUPP	31.68
	INVOICE:	121478							
	VENDOR TOTALS		13.58	YTD INVOICED			4,144.86	YTD PAID	31.68
124743 SENCORPWHITE, INC.	125593	05/27/26		495810	T	06/30/26	10001221 42024	BUILDING MAINTENANCE	3,144.74
	INVOICE:	68544.1							
	VENDOR TOTALS		.00	YTD INVOICED			3,144.74	YTD PAID	3,144.74
113893 SHELDON MECHANICAL CORPORATION	125346	06/09/26		495811	T	06/30/26	10001221 42024	BUILDING MAINTENANCE	4,660.00
	INVOICE:	26-0029							
	VENDOR TOTALS		.00	YTD INVOICED			81,600.59	YTD PAID	4,660.00
123490 ISHII, MICHAEL	125455	06/19/26	2979	495812	T	06/30/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	5,500.00
	INVOICE:	26-21							
	VENDOR TOTALS		.00	YTD INVOICED			49,700.00	YTD PAID	5,500.00
116914 SIRCHIE ACQUISITION CO., LLC.	125349	06/10/26		495813	T	06/30/26	10002215 41514	OPERATING SUPPLIES	71.65
	INVOICE:	0741760-IN							
	VENDOR TOTALS		.00	YTD INVOICED			2,222.47	YTD PAID	71.65
121161 SKOVOLD, JOHNATHON	125421	06/14/26		495814	T	06/30/26	10001224 45184	TRAINING	129.70
	INVOICE:	011501162026							
	VENDOR TOTALS		.00	YTD INVOICED			8,944.70	YTD PAID	129.70
17651 SMARDAN SUPPLY CO.	125089	05/14/26		495815	T	06/30/26	10041050 40514	CONTRACT SERVICES	2,605.41
	INVOICE:	S4363692.002							
	125495	06/19/26		495815	T	06/30/26	10001221 42024	BUILDING MAINTENANCE	1,092.52
	INVOICE:	S4374153.002							
	VENDOR TOTALS		.00	YTD INVOICED			6,530.50	YTD PAID	3,697.93
123933 SOKOL, GEOFFREY RYAN	125511	06/23/26		495816	T	06/30/26	10017010 40504	COMMISSIONER STIPENDS	200.00

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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: 1701-113301									
VENDOR TOTALS			.00	YTD INVOICED			700.00	YTD PAID	200.00
120162	SONSRAY MACHINERY LLC.								
	125140	06/04/26		495817	T	06/30/26	60031030 42064	PARTS	392.23
INVOICE: PS0228004-1									
VENDOR TOTALS			.00	YTD INVOICED			5,664.37	YTD PAID	392.23
107314	STEPHAN T HONDA MD, INC								
	125347	06/09/26		495818	T	06/30/26	10002220 40724	MEDICAL & AMBULANCE	1,650.00
INVOICE: 00197060									
	125348	06/09/26		495818	T	06/30/26	10002220 40724	MEDICAL & AMBULANCE	1,125.00
INVOICE: 00196994									
VENDOR TOTALS			.00	YTD INVOICED			16,766.84	YTD PAID	2,775.00
105802	THE SAFEMART OF SO. CALIF.								
	125519	06/18/26		495819	T	06/30/26	10061020 41514	OPERATING SUPPLIES	146.08
INVOICE: 2907									
VENDOR TOTALS			44.20	YTD INVOICED			3,735.79	YTD PAID	146.08
123477	THE TEC NETWORK								
	125471	06/16/26	2978	495820	T	06/30/26	10001222 47404	MACHINERY & EQUIPMENT	2,497.30
INVOICE: 3092									
VENDOR TOTALS			.00	YTD INVOICED			43,172.92	YTD PAID	2,497.30
121873	TRANS UNION LLC.								
	125423	05/25/26		495705	P	06/30/26	10021010 40514	CONTRACT SERVICES	91.38
INVOICE: 05608657									
VENDOR TOTALS			.00	YTD INVOICED			1,911.70	YTD PAID	91.38
102318	TREASURER, CITY OF HAWTHORNE								
	125578	06/24/26		495706	P	06/30/26	81044010 45424	TRAVEL, CONFERENCE & MEET	135.34
INVOICE: REQ#2000-115024									
	125585	06/24/26		495706	P	06/30/26	10015010 45624	MILEAGE/PARKING REIMBURSE	339.40
INVOICE: REQ#2000-115023									
	125585	06/24/26		495706	P	06/30/26	10016020 45424	TRAVEL, CONFERENCE & MEET	110.00
INVOICE: REQ#2000-115023									
	125585	06/24/26		495706	P	06/30/26	10017010 45424	TRAVEL, CONFERENCE & MEET	34.30
INVOICE: REQ#2000-115023									
	125585	06/24/26		495706	P	06/30/26	10013010 45424	TRAVEL, CONFERENCE & MEET	24.95
INVOICE: REQ#2000-115023									
	125585	06/24/26		495706	P	06/30/26	10017010 41514	OPERATING SUPPLIES	49.73
INVOICE: REQ#2000-115023									
	125585	06/24/26		495706	P	06/30/26	10017010 45054	TESTING EXPENSE	38.21
INVOICE: REQ#2000-115023									

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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	
	125585	06/24/26		495706	P	06/30/26	10011100 44574	TRAVEL, CONFERENCE - REYE	14.00
	INVOICE: REQ#2000-115023								
	125585	06/24/26		495706	P	06/30/26	10041040 40514	CONTRACT SERVICES	10.00
	INVOICE: REQ#2000-115023								
	125585	06/24/26		495706	P	06/30/26	10041010 45184	TRAINING	20.00
	INVOICE: REQ#2000-115023								
	125585	06/24/26		495706	P	06/30/26	10043030 45184	TRAINING	40.00
	INVOICE: REQ#2000-115023								
VENDOR TOTALS			.00	YTD INVOICED			1,517.62	YTD PAID	815.93
123415	TRIPEPI, SMITH AND ASSOCIATES, INC.								
	125154	06/15/26	2914	495821	T	06/30/26	10011500 40514	CONTRACT SERVICES	3,300.00
	INVOICE: 17407								
VENDOR TOTALS			3,300.00	YTD INVOICED			53,978.75	YTD PAID	3,300.00
123793	TRUJILLO, JULISSA								
	125499	06/08/26		495822	T	06/30/26	10021010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: REIMB. 5/14/26								
VENDOR TOTALS			.00	YTD INVOICED			1,560.34	YTD PAID	500.00
112885	ULINE SHIPPING SUPPLY								
	125142	03/16/26		495823	T	06/30/26	10041010 40514	CONTRACT SERVICES	399.22
	INVOICE: 205499248								
	125319	05/28/26		495823	T	06/30/26	10061120 41514	OPERATING SUPPLIES	1,063.58
	INVOICE: 208633236								
VENDOR TOTALS			.00	YTD INVOICED			23,196.99	YTD PAID	1,462.80
124228	LOS ANGELES TRUCK CENTERS, LLC.								
	125129	06/03/26		495824	T	06/30/26	60031030 42064	PARTS	71.52
	INVOICE: XA220725226:01								
	125130	06/08/26		495824	T	06/30/26	60031030 42064	PARTS	162.10
	INVOICE: XA220726164:01								
	125131	06/02/26		495824	T	06/30/26	60031030 42064	PARTS	12.82
	INVOICE: XA220724961:01								
VENDOR TOTALS			.00	YTD INVOICED			18,833.23	YTD PAID	246.44
121110	VITAL MEDICAL SERVICES, LLC								
	125343	05/31/26	3072	495825	T	06/30/26	10002220 40724	MEDICAL & AMBULANCE	2,386.00
	INVOICE: 4889								
	125344	05/31/26	3072	495825	T	06/30/26	10002220 40724	MEDICAL & AMBULANCE	7,106.00
	INVOICE: 4888								
VENDOR TOTALS			.00	YTD INVOICED			67,748.00	YTD PAID	9,492.00
107828	WUNNO, GUADALUPE								
	125427	06/02/26		495826	T	06/30/26	10021010 45584	HEALTH AND WELLNESS	20.00

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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: REIMB. 4/29/26								
VENDOR TOTALS		.00	YTD INVOICED			500.00	YTD PAID	20.00
124516 XU, QING								
125222	05/22/26		495707	P	06/30/26	10000109 51921	AQUATICS PROGRAM	66.00
INVOICE: REFUND 05/22/26								
VENDOR TOTALS		.00	YTD INVOICED			219.00	YTD PAID	66.00
122960 YOSHIDA, JOHN								
125419	06/14/26		495827	T	06/30/26	10001224 45184	TRAINING	143.44
INVOICE: 042704282026								
125420	06/14/26		495827	T	06/30/26	10001224 45184	TRAINING	593.80
INVOICE: 052505292026								
VENDOR TOTALS		.00	YTD INVOICED			1,221.14	YTD PAID	737.24
REPORT TOTALS								1,634,730.24

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	21	418,131.27
TOTAL EFT TRANSFERS	120	1,216,598.97

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PAID INVOICES REPORT

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TO FISCAL 2027/01 07/01/2025 TO 06/30/2029

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124122 KEEPER SECURITY, INC	125475	06/22/26		495829	T	07/14/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	2,520.00
	INVOICE: INV558746								
VENDOR TOTALS			.00	YTD INVOICED			4,620.00	YTD PAID	2,520.00
124877 KINECTA FEDERAL CREDIT UNION	125614	06/24/26		495828	P	07/14/26	10017010 45514	EMPL. TRAINING/DEVELOPMEN	1,100.00
	INVOICE: 07092026								
VENDOR TOTALS			.00	YTD INVOICED			1,100.00	YTD PAID	1,100.00
94489 LIEBERT CASSIDY WHITMORE	125613	06/13/26	3065	495830	T	07/14/26	10017010 40514	CONTRACT SERVICES	5,045.00
	INVOICE: 324380								
VENDOR TOTALS			.00	YTD INVOICED			33,399.30	YTD PAID	5,045.00
121903 RELIANCE STANDARD LIFE INS. CO	125488	06/19/26		495831	T	07/14/26	990 20900	INSURANCE BENEFITS	2,873.78
	INVOICE: 7/1/26_STD/LTD_Safe								
	125489	06/19/26		495831	T	07/14/26	990 20900	INSURANCE BENEFITS	9,086.35
	INVOICE: 7/1/26_LTD_MISC								
VENDOR TOTALS			.00	YTD INVOICED			153,505.70	YTD PAID	11,960.13
112363 THE STANDARD INSURANCE COMPANY, ATTN: EMPLOYEE BE	125490	06/15/26		495832	T	07/14/26	990 20900	INSURANCE BENEFITS	2,612.50
	INVOICE: 7/1/2026_DIV1								
VENDOR TOTALS			.00	YTD INVOICED			33,742.54	YTD PAID	2,612.50
115132 THE STANDARD INSURANCE CO.	125491	06/15/26		495833	T	07/14/26	990 20900	INSURANCE BENEFITS	2,512.23
	INVOICE: 7/1/2026_DIV2								
VENDOR TOTALS			.00	YTD INVOICED			29,187.98	YTD PAID	2,512.23
95851 VISION SERVICE PLAN - (CA)	125485	06/19/26		495834	T	07/14/26	990 20900	INSURANCE BENEFITS	138.88
	INVOICE: 825446475								
	125486	06/19/26		495834	T	07/14/26	990 20900	INSURANCE BENEFITS	2,480.46
	INVOICE: 825442424								
	125487	06/19/26		495834	T	07/14/26	990 20900	INSURANCE BENEFITS	1,944.32
	INVOICE: 825442420								
VENDOR TOTALS			.00	YTD INVOICED			57,862.30	YTD PAID	4,563.66
REPORT TOTALS									30,313.52

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TO FISCAL 2027/01 07/01/2025 TO 06/30/2029

VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION
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	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	1,100.00
TOTAL EFT TRANSFERS	6	29,213.52

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PAID INVOICES REPORT

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TO FISCAL 2026/01 07/01/2025 TO 06/30/2026

VENDOR	NAME	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	DOCUMENT								
109216	HAWTHORNE PRESIDENTS COUNCIL								
	125628	05/12/26		495835	P	06/29/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	300.00
	INVOICE: K9FJ2026								
	VENDOR TOTALS		.00	YTD INVOICED			1,250.00	YTD PAID	300.00
								REPORT TOTALS	300.00

PAID INVOICES REPORT

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TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT								
	125726	07/02/26		495836	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								704.30
	VENDOR TOTALS		704.30	YTD INVOICED				704.30	YTD PAID
									704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	125723	07/02/26		495837	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								258.46
	VENDOR TOTALS		258.46	YTD INVOICED				258.46	YTD PAID
									258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	125724	07/02/26		495838	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								142.15
	VENDOR TOTALS		142.15	YTD INVOICED				142.15	YTD PAID
									142.15
124677	CA. STATE DISBURSEMENT UNIT								
	125731	07/02/26		495839	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								352.15
	VENDOR TOTALS		352.15	YTD INVOICED				352.15	YTD PAID
									352.15
124678	CA. STATE DISBURSEMENT UNIT								
	125732	07/02/26		495840	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								300.92
	VENDOR TOTALS		300.92	YTD INVOICED				300.92	YTD PAID
									300.92
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	125725	07/02/26		495841	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								533.53
	VENDOR TOTALS		533.53	YTD INVOICED				533.53	YTD PAID
									533.53
124765	FLASH FUND GROUP								
	125734	07/02/26		495842	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								25.64
	VENDOR TOTALS		25.64	YTD INVOICED				25.64	YTD PAID
									25.64
124612	FRANCHISE TAX BOARD								
	125728	07/02/26		495845	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								110.82
	VENDOR TOTALS		110.82	YTD INVOICED				110.82	YTD PAID
									110.82
121291	FRANCHISE TAX BOARD								
	125729	07/02/26		495843	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15								200.00

PAID INVOICES REPORT

CHECK: DL070226

TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			200.00	YTD INVOICED			200.00	YTD PAID	200.00
123629 FRANCHISE TAX BOARD	125730	07/02/26		495844	P	07/02/26	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE: 2026-15								
VENDOR TOTALS			100.00	YTD INVOICED			100.00	YTD PAID	100.00
124786 FRANCHISE TAX BOARD	125733	07/02/26		495846	P	07/02/26	960 21630	GARNISHMENTS LIABILITY	30.00
	INVOICE: 2026-15								
VENDOR TOTALS			30.00	YTD INVOICED			30.00	YTD PAID	30.00
4 H.M.E.A.	125717	07/02/26		495847	P	07/02/26	960 21600	ACCRUED WAGES PAYABLE	1,580.00
	INVOICE: 2026-15								
VENDOR TOTALS			1,580.00	YTD INVOICED			1,580.00	YTD PAID	1,580.00
99379 HAWTHORNE EXECUTIVE GROUP	125716	07/02/26		495848	P	07/02/26	960 21600	ACCRUED WAGES PAYABLE	600.00
	INVOICE: 2026-15								
VENDOR TOTALS			600.00	YTD INVOICED			600.00	YTD PAID	600.00
124425 HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)	125721	07/02/26		495849	P	07/02/26	960 21600	ACCRUED WAGES PAYABLE	1,360.00
	INVOICE: 2026-15								
VENDOR TOTALS			1,360.00	YTD INVOICED			1,360.00	YTD PAID	1,360.00
3 HAWTHORNE POLICE OFFICERS ASSN	125718	07/02/26		495850	P	07/02/26	960 21600	ACCRUED WAGES PAYABLE	6,226.25
	INVOICE: 2026-15A								
	125719	07/02/26		495850	P	07/02/26	960 21600	ACCRUED WAGES PAYABLE	672.00
	INVOICE: 2026-15B								
	125720	07/02/26		495850	P	07/02/26	960 21640	ADDITIONAL INS LIABILITY	3,632.38
	INVOICE: 2026-15C								
VENDOR TOTALS			10,530.63	YTD INVOICED			10,530.63	YTD PAID	10,530.63
115178 PRE PAID LEGAL SERVICES, INC.	125722	07/02/26		495851	P	07/02/26	960 21640	ADDITIONAL INS LIABILITY	207.87
	INVOICE: 2026-15								
VENDOR TOTALS			207.87	YTD INVOICED			207.87	YTD PAID	207.87
113121 TOTAL ADMINISTRATION SVCS CORP	125735	07/02/26		495852	P	07/02/26	960 21640	ADDITIONAL INS LIABILITY	923.07

PAID INVOICES REPORT

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TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 2026-15A	2026-15A							
	125737	07/02/26		495852	P	07/02/26	960	21640	ADDITIONAL INS LIABILITY
	INVOICE: 2026-15B	2026-15B							4,555.75
VENDOR TOTALS			5,478.82	YTD INVOICED			5,478.82	YTD PAID	5,478.82
103511	U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
	125738	07/02/26		495853	P	07/02/26	960	20270	PARS LIABILITY
	INVOICE: 2026-15A	2026-15A							2,784.76
	125739	07/02/26		495853	P	07/02/26	960	20270	PARS LIABILITY
	INVOICE: 2026-15B	2026-15B							696.26
VENDOR TOTALS			3,481.02	YTD INVOICED			3,481.02	YTD PAID	3,481.02
123240	VILLEGAS, ALBA								
	125727	07/02/26		495854	P	07/02/26	960	21630	GARNISHMENTS LIABILITY
	INVOICE: 2026-15	2026-15							115.38
VENDOR TOTALS			115.38	YTD INVOICED			115.38	YTD PAID	115.38
REPORT TOTALS									26,111.69

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	19	26,111.69

** END OF REPORT - Generated by Keeva Phillips **

PAID INVOICES REPORT

CHECK: C070626A

TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124736 ANOINTED FEET DANCE SCHOOL	125097	06/12/26		495855	P	07/06/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	250.00
	INVOICE: 061226								
VENDOR TOTALS			.00	YTD INVOICED			250.00	YTD PAID	250.00
114126 CITY OF HAWTHORNE	125106	06/15/26		495856	P	07/06/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	220.00
	INVOICE: MB-06152026								
VENDOR TOTALS			.00	YTD INVOICED			220.00	YTD PAID	220.00
124859 HAWTHORNE POST #2075, VFW OF THE USA	125433	06/12/26		495857	P	07/06/26	10010411 44104	EVENT ALLOTMENT - F. JOHN	250.00
	INVOICE: 06122026VFW								
VENDOR TOTALS			.00	YTD INVOICED			250.00	YTD PAID	250.00
13750 L A COUNTY	125161	04/27/26	3106	495858	P	07/06/26	22041060 42104	SIGNAL MAINTENANCE	15,313.84
	INVOICE: IN260000694								
	125698	05/13/26		495858	P	07/06/26	22041060 42104	SIGNAL MAINTENANCE	310.65
	INVOICE: IN260000812								
VENDOR TOTALS			.00	YTD INVOICED			15,624.49	YTD PAID	15,624.49
111966 MARTINEZ LANDSCAPING CO.	125414	06/15/26	3058	495859	P	07/06/26	10061100 40514	CONTRACT SERVICES	30,482.00
	INVOICE: 124547								
	125521	05/26/26	3278	495859	P	07/06/26	22506408 45464	WEED ABATEMENT	10,395.00
	INVOICE: 2								
	125521	05/26/26	3278	495859	P	07/06/26	22506408 45744	SB 821 EXPENSES	74,008.00
	INVOICE: 2								
	125521	05/26/26	3278	495859	P	07/06/26	28302417 47734	PUBLIC WORKS PROJECTS	124,807.28
	INVOICE: 2								
	125521	05/26/26	3278	495859	P	07/06/26	28402418 47734	PUBLIC WORKS PROJECTS	81,480.00
	INVOICE: 2								
	125521	05/26/26	3278	495859	P	07/06/26	28534000 44504	PROP C IMPROVEMENTS	75,050.00
	INVOICE: 2								
	125655	01/01/26	3058	495859	P	07/06/26	10061100 40514	CONTRACT SERVICES	33,810.00
	INVOICE: 124384								
	125656	01/01/26	3058	495859	P	07/06/26	10061100 40514	CONTRACT SERVICES	35,902.00
	INVOICE: 124379								
	125657	11/01/25	3058	495859	P	07/06/26	10061100 40514	CONTRACT SERVICES	36,885.00
	INVOICE: 124382								
	125658	12/01/25	3058	495859	P	07/06/26	10061100 40514	CONTRACT SERVICES	39,060.00
	INVOICE: 124383								
	125659	09/01/25	3058	495859	P	07/06/26	10061100 40514	CONTRACT SERVICES	36,376.00
	INVOICE: 124380								
	125670	06/23/26	3307	495859	P	07/06/26	22506408 45834	STREET AND ALLEY IMPROVEM	500,000.00
	INVOICE: 8 & 9								

PAID INVOICES REPORT

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TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
125670		06/23/26	3307	495859	P	07/06/26	28034000 47744	SAFER TRANSIT MOVEMENTS	339,076.58
	INVOICE: 8 & 9								
125670		06/23/26	3307	495859	P	07/06/26	28302417 47734	PUBLIC WORKS PROJECTS	500,000.00
	INVOICE: 8 & 9								
125670		06/23/26	3307	495859	P	07/06/26	28402418 47734	PUBLIC WORKS PROJECTS	500,000.00
	INVOICE: 8 & 9								
125670		06/23/26	3307	495859	P	07/06/26	56091010 47304	IMPROV OTHER THAN BUILDIN	300,000.00
	INVOICE: 8 & 9								
125670		06/23/26	3307	495859	P	07/06/26	60031030 47304	IMPROV OTHER THAN BUILDIN	300,000.00
	INVOICE: 8 & 9								
125681		06/23/26	3303	495859	P	07/06/26	72480070 46654	RAMONA PARK PROJECT	438,140.00
	INVOICE: 1								
125681		06/23/26	3303	495859	P	07/06/26	72480070 46664	EUCALYPTUS PARK PROJECT	453,577.50
	INVOICE: 1								
VENDOR TOTALS			.00	YTD INVOICED			3,909,049.36	YTD PAID	3,909,049.36
REPORT TOTALS									3,925,393.85

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	5	3,925,393.85

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PAID INVOICES REPORT

CHECK: C070626

TO FISCAL 2026/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124877 KINECTA FEDERAL CREDIT UNION	125614	06/24/26		495860	P	07/06/26	10017010 45514	EMPL. TRAINING/DEVELOPMEN	1,100.00
	INVOICE: 07092026								
VENDOR TOTALS			.00	YTD INVOICED			1,100.00	YTD PAID	1,100.00
123020 PUBLIC RISK, INNOVATION, SOLUTIONS, AND MANAGEMENT	125777	07/01/26	2905	495861	P	07/06/26	25190010 46224	GENERAL LIAB AUTO PHYS DA	575,456.00
	INVOICE: 27500040								
	125787	07/01/26	3603	495861	P	07/06/26	25190010 46224	GENERAL LIAB AUTO PHYS DA	1,081,611.00
	INVOICE: 27300033								
VENDOR TOTALS			1,496,970.00	YTD INVOICED			1,657,067.00	YTD PAID	1,657,067.00
								REPORT TOTALS	1,658,167.00

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	2	1,658,167.00

** END OF REPORT - Generated by Keeva Phillips **

PAID INVOICES REPORT

CHECK: C070626B

TO FISCAL 2026/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124593	CHAPMAN COAST ROOF CO., INC.								
	125683	06/23/26	3302	495862	T	07/06/26	50410060 40514	CONTRACT SERVICES	117,833.25
	INVOICE: 5								
	VENDOR TOTALS		.00	YTD INVOICED			117,833.25	YTD PAID	117,833.25
122434	DAN CONTRACTOR								
	125152	05/12/26	3288	495863	T	07/06/26	78480050 45455	HOME HOUSNG REHAB PROG.	135,900.00
	INVOICE: 2501								
	VENDOR TOTALS		.00	YTD INVOICED			135,900.00	YTD PAID	135,900.00
124708	JERMAX CONSTRUCTION INC.								
	125684	06/23/26	3301	495864	T	07/06/26	33610040 40514	CONTRACT SERVICES	129,773.84
	INVOICE: 5								
	VENDOR TOTALS		.00	YTD INVOICED			129,773.84	YTD PAID	129,773.84
123226	LOS ANGELES NEIGHBORHOOD LAND TRUST								
	125654	12/16/25	3300	495865	T	07/06/26	32610050 40514	CONTRACT SERVICES	155,677.89
	INVOICE: 9								
	VENDOR TOTALS		.00	YTD INVOICED			155,677.89	YTD PAID	155,677.89
124317	PCN3, INC.								
	125194	06/09/26	3287	495866	T	07/06/26	33610010 40514	CONTRACT SERVICES	249,304.06
	INVOICE: 15								
	125194	06/09/26	3287	495866	T	07/06/26	50410090 40514	CONTRACT SERVICES	249,304.05
	INVOICE: 15								
	VENDOR TOTALS		624,726.21	YTD INVOICED			498,608.11	YTD PAID	498,608.11
REPORT TOTALS									1,037,793.09

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	5	1,037,793.09

** END OF REPORT - Generated by Keeva Phillips **

VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
106074	PROGRESSIVE SOLUTIONS INC									
	125779	06/30/26	3604	495867	T	07/06/26	10016020 40514		CONTRACT SERVICES	43,934.00
	INVOICE:	4164								
	VENDOR TOTALS		42,704.91	YTD INVOICED			43,934.00	YTD PAID		43,934.00
								REPORT TOTALS		43,934.00
								COUNT	AMOUNT	
							TOTAL EFT TRANSFERS	1	43,934.00	

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PAID INVOICES REPORT

CHECK: C070626D

TO FISCAL 2026/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
111713 OCEANGATE PROPERTIES INC	125788	07/01/26		495868	P	07/06/26	46101112 46304	TAX INCREMENT REIMBURSEME	218,622.50
INVOICE: OPA Parcel 1 Jul'26									
VENDOR TOTALS			407,194.69	YTD INVOICED			218,622.50	YTD PAID	218,622.50
REPORT TOTALS									218,622.50

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	218,622.50

** END OF REPORT - Generated by Keeva Phillips **

PAID INVOICES REPORT

CHECK: C070826

TO FISCAL 2026/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
102360	L A COUNTY FIRE DEPARTMENT								
	125859	06/16/26	3618	495869	P	07/08/26	10050121 40774	COUNTY FIRE SERVICES	1,317,732.75
	INVOICE: C0014335								
	125860	07/02/26	3618	495869	P	07/08/26	10050121 40774	COUNTY FIRE SERVICES	1,272,604.15
	INVOICE: C0014356								
VENDOR TOTALS		2,438,234.29	YTD INVOICED				2,590,336.90	YTD PAID	2,590,336.90
123020	PUBLIC RISK, INNOVATION, SOLUTIONS, AND MANAGEMENT								
	125843	07/01/26	3602	495870	P	07/08/26	25019010 44204	EXCESS WORKERS COMP INSUR	400,000.00
	INVOICE: 2710069								
	125843	07/01/26	3603	495870	P	07/08/26	25190010 46224	GENERAL LIAB AUTO PHYS DA	10,537.00
	INVOICE: 2710069								
VENDOR TOTALS		1,496,970.00	YTD INVOICED				2,067,604.00	YTD PAID	410,537.00
REPORT TOTALS									3,000,873.90

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	2	3,000,873.90

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PAID INVOICES REPORT

CHECK: C070826B

TO FISCAL 2026/01 07/01/2026 TO 06/30/2027

VENDOR NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
17857 SOUTH BAY REGIONAL PUBLIC 125858 07/01/26 INVOICE: 04748		3617	495872	E	07/08/26	10050121 43014	SB REG PUBLIC COMM AUTHOR	1,135,312.15
VENDOR TOTALS		1,060,762.15	YTD INVOICED			1,135,312.15	YTD PAID	1,135,312.15
							REPORT TOTALS	1,135,312.15

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	1	1,135,312.15

** END OF REPORT - Generated by Keeva Phillips **

CITY OF HAWTHORNE

FOR THE MEETING OF JULY 14, 2026

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
7/1/26	82797	83121	HOUSING	937,793.39
7/1/26	83122	83146	HOUSING	46,159.98
* Emergency Issue - for ratification only				<u>983,953.37</u>

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: H070126

TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123883	11430 CEDAR AVE APARTMENTS LLC								
	124869	07/01/26		82797	T	07/01/26	81544100 45904	HOUSING VOUCHER	754.00
	INVOICE: 10780								
	VENDOR TOTALS		754.00	YTD INVOICED			754.00	YTD PAID	754.00
123039	11725 YORK, LLC								
	124257	07/01/26		82798	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,093.00
	INVOICE: 10882								
	124258	07/01/26		82798	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,116.00
	INVOICE: 8596								
	VENDOR TOTALS		4,209.00	YTD INVOICED			4,209.00	YTD PAID	4,209.00
123247	11841 GALE CROSS LLC								
	124732	07/01/26		82799	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,021.00
	INVOICE: 9136								
	VENDOR TOTALS		1,021.00	YTD INVOICED			1,021.00	YTD PAID	1,021.00
122747	12304 GREVILLEA LLC.								
	124850	07/01/26		82800	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,116.00
	INVOICE: 10622								
	VENDOR TOTALS		2,116.00	YTD INVOICED			2,116.00	YTD PAID	2,116.00
121806	12915 ROSELLE AVENUE, LLC.								
	124733	07/01/26		82801	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10438								
	124734	07/01/26		82801	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10561								
	124735	07/01/26		82801	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,719.00
	INVOICE: 10743								
	VENDOR TOTALS		5,027.00	YTD INVOICED			5,027.00	YTD PAID	5,027.00
123702	13526 KORNBLUM LLC								
	124829	07/01/26		82802	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,459.00
	INVOICE: 10016								
	124831	07/01/26		82802	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,293.00
	INVOICE: 10083								
	124838	07/01/26		82802	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 10266								
	124845	07/01/26		82802	T	07/01/26	81544100 45904	HOUSING VOUCHER	953.00
	INVOICE: 10532								
	124897	07/01/26		82802	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,155.00
	INVOICE: 8319								
	124905	07/01/26		82802	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,302.00
	INVOICE: 9155								

PAID INVOICES REPORT

CHECK: H070126

TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		7,415.00 YTD INVOICED		7,415.00 YTD PAID		7,415.00			
123706	13533 LEMOLI LLC								
	124837	07/01/26		82803	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,093.00
	INVOICE: 10227								
	124852	07/01/26		82803	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,453.00
	INVOICE: 10679								
VENDOR TOTALS		2,546.00 YTD INVOICED		2,546.00 YTD PAID		2,546.00			
123705	13600 CHADRON LLC								
	124833	07/01/26		82804	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,359.00
	INVOICE: 10125								
	124841	07/01/26		82804	T	07/01/26	81544100 45904	HOUSING VOUCHER	723.00
	INVOICE: 10319								
	124847	07/01/26		82804	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,472.00
	INVOICE: 10582								
	124851	07/01/26		82804	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,501.00
	INVOICE: 10644								
	124886	07/01/26		82804	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,276.00
	INVOICE: 10874								
	124901	07/01/26		82804	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 8794								
	124908	07/01/26		82804	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,204.00
	INVOICE: 9561								
VENDOR TOTALS		8,973.00 YTD INVOICED		8,973.00 YTD PAID		8,973.00			
123462	13601 KORNBUM AVENUE LLC								
	124736	07/01/26		82805	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,341.00
	INVOICE: 10250								
	124737	07/01/26		82805	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,466.00
	INVOICE: 10604								
	124738	07/01/26		82805	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,308.00
	INVOICE: 8270								
	124739	07/01/26		82805	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,410.00
	INVOICE: 9723								
	124740	07/01/26		82805	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 9842								
	125157	03/01/26		82805	T	07/01/26	81544100 45904	HOUSING VOUCHER	-502.00
	INVOICE: 10130-D								
VENDOR TOTALS		6,623.00 YTD INVOICED		6,623.00 YTD PAID		6,623.00			
105745	13615 CERISE AVENUE L.P.								
	124259	07/01/26		82806	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,359.00
	INVOICE: 10405								
	124260	07/01/26		82806	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,636.00
	INVOICE: 10588								
	124261	07/01/26		82806	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,915.00

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	INVOICE:	10595							
	124262	07/01/26		82806	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,063.00
	INVOICE:	8010							
	125167	06/01/26		82806	T	07/01/26	84440010 45904	HOUSING VOUCHER	-1,462.00
	INVOICE:	10678-D							
	VENDOR TOTALS		4,511.00	YTD INVOICED			4,511.00	YTD PAID	4,511.00
120429	13802 CERISE AVE LLC.								
	124263	07/01/26		82807	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,727.00
	INVOICE:	10108							
	124264	07/01/26		82807	T	07/01/26	81544100 45904	HOUSING VOUCHER	888.00
	INVOICE:	10219							
	124265	07/01/26		82807	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,506.00
	INVOICE:	9855							
	VENDOR TOTALS		4,121.00	YTD INVOICED			4,121.00	YTD PAID	4,121.00
123716	13921 YUKON AVE								
	124858	07/01/26		82808	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,398.00
	INVOICE:	10713							
	124863	07/01/26		82808	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,721.00
	INVOICE:	10759							
	VENDOR TOTALS		3,119.00	YTD INVOICED			3,119.00	YTD PAID	3,119.00
101895	139TH STREET ASSOCIATES								
	124266	07/01/26		82809	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,851.00
	INVOICE:	7024							
	VENDOR TOTALS		1,851.00	YTD INVOICED			1,851.00	YTD PAID	1,851.00
117074	2300 W. EL SEGUNDO LP								
	124741	07/01/26		82810	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,076.00
	INVOICE:	10572							
	124742	07/01/26		82810	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE:	10585							
	124743	07/01/26		82810	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,109.00
	INVOICE:	10593							
	124744	07/01/26		82810	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,485.00
	INVOICE:	10597							
	124745	07/01/26		82810	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,072.00
	INVOICE:	10783							
	124746	07/01/26		82810	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,571.00
	INVOICE:	10887							
	VENDOR TOTALS		10,446.00	YTD INVOICED			10,446.00	YTD PAID	10,446.00
122702	3 PEACOCKS LP.								
	124267	07/01/26		82811	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,226.00
	INVOICE:	10617							

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	124268	07/01/26		82811	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,801.00
	INVOICE: 9389								
VENDOR TOTALS			3,027.00	YTD INVOICED			3,027.00	YTD PAID	3,027.00
121121 360PARTNERSHIP LP	124269	07/01/26		82812	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,021.00
	INVOICE: 10343								
VENDOR TOTALS			1,021.00	YTD INVOICED			1,021.00	YTD PAID	1,021.00
121007 4037 W 142ND STREET PROPERTY, INC.	124749	07/01/26		82813	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,891.00
	INVOICE: 10782								
VENDOR TOTALS			1,891.00	YTD INVOICED			1,891.00	YTD PAID	1,891.00
105695 4431 W. 118TH ST. LLC	124270	07/01/26		82814	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,119.00
	INVOICE: 10220								
	124271	07/01/26		82814	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,174.00
	INVOICE: 10326								
	124272	07/01/26		82814	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,204.00
	INVOICE: 10393								
	124273	07/01/26		82814	T	07/01/26	81544100 45904	HOUSING VOUCHER	948.00
	INVOICE: 10440								
	124274	07/01/26		82814	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,402.00
	INVOICE: 10598								
	124275	07/01/26		82814	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 8887								
	124276	07/01/26		82814	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,109.00
	INVOICE: 9425								
VENDOR TOTALS			8,556.00	YTD INVOICED			8,556.00	YTD PAID	8,556.00
124512 4436 137TH ST. LLC.	124346	07/01/26		82815	T	07/01/26	83440010 45904	HOUSING VOUCHER	314.00
	INVOICE: 10693								
VENDOR TOTALS			314.00	YTD INVOICED			314.00	YTD PAID	314.00
124753 4724 BROADWAY LLC.	124277	07/01/26		82816	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,238.00
	INVOICE: 10368								
	124278	07/01/26		82816	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,371.00
	INVOICE: 8934								
VENDOR TOTALS			2,609.00	YTD INVOICED			2,609.00	YTD PAID	2,609.00
123978 ABOLGHASSEM, ALI	124900	07/01/26		82817	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,070.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 8522									
VENDOR TOTALS		2,070.00 YTD INVOICED		2,070.00 YTD PAID		2,070.00			
121510	AC. MAZZEO LLC.								
	124279	07/01/26		82818	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,472.00
INVOICE: 9525									
VENDOR TOTALS		1,472.00 YTD INVOICED		1,472.00 YTD PAID		1,472.00			
110532	ACCESS COMMUNITY HOUSING								
	124280	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,380.00
INVOICE: 10003									
	124281	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,331.00
INVOICE: 10170									
	124282	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	943.00
INVOICE: 10202									
	124283	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	773.00
INVOICE: 10316									
	124284	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,720.00
INVOICE: 10333									
	124285	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,554.00
INVOICE: 10384									
	124286	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,839.00
INVOICE: 10457									
	124287	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,359.00
INVOICE: 10472									
	124288	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,332.00
INVOICE: 10525									
	124289	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,135.00
INVOICE: 10662									
	124290	07/01/26		82819	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,900.00
INVOICE: 10677									
	124291	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	326.00
INVOICE: 4304									
	124292	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,607.00
INVOICE: 4387									
	124293	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,479.00
INVOICE: 6073									
	124294	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,329.00
INVOICE: 7057									
	124295	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,952.00
INVOICE: 9438									
	124296	07/01/26		82819	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,403.00
INVOICE: 9736									
VENDOR TOTALS		23,362.00 YTD INVOICED		23,362.00 YTD PAID		23,362.00			
123224	ACHATZ, RICHARD								
	124854	07/01/26		82820	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,556.00
INVOICE: 10688									

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	124855	07/01/26		82820	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,352.00
	INVOICE: 10690								
VENDOR TOTALS			2,908.00	YTD INVOICED			2,908.00	YTD PAID	2,908.00
121196 AESM, L.P.									
	124297	07/01/26		82821	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,690.00
	INVOICE: 10573								
	124298	07/01/26		82821	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,012.00
	INVOICE: 7043								
	124299	07/01/26		82821	T	07/01/26	81544100 45904	HOUSING VOUCHER	842.00
	INVOICE: 9902								
VENDOR TOTALS			3,544.00	YTD INVOICED			3,544.00	YTD PAID	3,544.00
121406 AGRA ASSET MGMT., L.P.									
	124751	07/01/26		82822	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 10827								
	124752	07/01/26		82822	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,195.00
	INVOICE: 10849								
VENDOR TOTALS			2,945.00	YTD INVOICED			2,945.00	YTD PAID	2,945.00
124387 AJIE, IJEOMA									
	124300	07/01/26		82823	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,534.00
	INVOICE: 10240								
VENDOR TOTALS			2,534.00	YTD INVOICED			2,534.00	YTD PAID	2,534.00
122546 AJITO, EMI									
	124301	07/01/26		82824	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,384.00
	INVOICE: 9760								
VENDOR TOTALS			2,384.00	YTD INVOICED			2,384.00	YTD PAID	2,384.00
123266 AMERICAN NATIONAL REAL ESTATE									
	124753	07/01/26		82825	T	07/01/26	81544100 45904	HOUSING VOUCHER	833.00
	INVOICE: 10111								
	124754	07/01/26		82825	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10524								
	124755	07/01/26		82825	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,345.00
	INVOICE: 10777								
	124756	07/01/26		82825	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,468.00
	INVOICE: 8674								
	124757	07/01/26		82825	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,250.00
	INVOICE: 9344								
	124758	07/01/26		82825	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,229.00
	INVOICE: 9593								
VENDOR TOTALS			7,657.00	YTD INVOICED			7,657.00	YTD PAID	7,657.00

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117676 AMINI, MORTEZA									
	124304	07/01/26		82826	T	07/01/26	81544100 45904	HOUSING VOUCHER	762.00
	INVOICE: 10649								
	124305	07/01/26		82826	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,420.00
	INVOICE: 10840								
	124306	07/01/26		82826	T	07/01/26	81544100 45904	HOUSING VOUCHER	42.00
	INVOICE: 7035								
VENDOR TOTALS			3,224.00 YTD INVOICED				3,224.00 YTD PAID		3,224.00
124097 AMS PROPERTIES									
	124891	07/01/26		82827	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,044.00
	INVOICE: 4200								
VENDOR TOTALS			1,044.00 YTD INVOICED				1,044.00 YTD PAID		1,044.00
97386 ANASTASI CONSTRUCTION COMPANY, INC.									
	124307	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,544.00
	INVOICE: 10026								
	124308	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	224.00
	INVOICE: 10161								
	124309	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 10185								
	124310	07/01/26		82828	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,435.00
	INVOICE: 10653								
	124311	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 10848								
	124312	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,215.00
	INVOICE: 8615								
	124313	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,264.00
	INVOICE: 8743								
	124314	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,244.00
	INVOICE: 8914								
	124315	07/01/26		82828	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,169.00
	INVOICE: 9245								
VENDOR TOTALS			11,054.00 YTD INVOICED				11,054.00 YTD PAID		11,054.00
105935 ANDELIN, EVELYN									
	124316	07/01/26		82829	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10091								
	124317	07/01/26		82829	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10142								
	124318	07/01/26		82829	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,230.00
	INVOICE: 10699								
	124319	07/01/26		82829	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,633.00
	INVOICE: 4693								
	124320	07/01/26		82829	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 8954								
	124321	07/01/26		82829	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 9151								

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	124322	07/01/26		82829	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,198.00
	INVOICE: 9508								
	VENDOR TOTALS		11,665.00	YTD INVOICED			11,665.00	YTD PAID	11,665.00
105854 ANDELIN, RICHARD	124545	07/01/26		82830	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,519.00
	INVOICE: 9713								
	VENDOR TOTALS		1,519.00	YTD INVOICED			1,519.00	YTD PAID	1,519.00
124797 AQUARIUS PROPERTIES, LLC.	124324	07/01/26		82831	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,802.00
	INVOICE: 10754								
	124325	07/01/26		82831	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,603.00
	INVOICE: 8700								
	124326	07/01/26		82831	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,623.00
	INVOICE: 9823								
	VENDOR TOTALS		10,050.00	YTD INVOICED			5,028.00	YTD PAID	5,028.00
114626 ARANA SR., EDUARDO	124456	07/01/26		82832	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,278.00
	INVOICE: 6061								
	VENDOR TOTALS		1,278.00	YTD INVOICED			1,278.00	YTD PAID	1,278.00
121043 BARNES, GINA R.	124328	07/01/26		82833	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10328								
	VENDOR TOTALS		1,648.00	YTD INVOICED			1,648.00	YTD PAID	1,648.00
120507 BARSOUM, MAKARIOS	124561	07/01/26		82834	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,056.00
	INVOICE: 10485								
	124562	07/01/26		82834	T	07/01/26	81544100 45904	HOUSING VOUCHER	941.00
	INVOICE: 8504								
	VENDOR TOTALS		1,997.00	YTD INVOICED			1,997.00	YTD PAID	1,997.00
117697 BASKARON, EDWARD	124457	07/01/26		82835	T	07/01/26	81544100 45904	HOUSING VOUCHER	720.00
	INVOICE: 8910								
	VENDOR TOTALS		720.00	YTD INVOICED			720.00	YTD PAID	720.00
123463 BEACH FRONT CLASSIC, LLC.	124750	07/01/26		82836	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,391.00
	INVOICE: 10733								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			1,391.00 YTD INVOICED				1,391.00 YTD PAID		1,391.00
101241 BENNETT, MARY E.	124329	07/01/26		82837	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,770.00
	INVOICE: 10490								
	124330	07/01/26		82837	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,883.00
	INVOICE: 10727								
VENDOR TOTALS			4,653.00 YTD INVOICED				4,653.00 YTD PAID		4,653.00
124121 BENTON, BENNIE	124872	07/01/26		82838	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,574.00
	INVOICE: 10798								
VENDOR TOTALS			1,574.00 YTD INVOICED				1,574.00 YTD PAID		1,574.00
121941 BENTON, DARNICE R.	124761	07/01/26		82839	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,487.00
	INVOICE: 10474								
VENDOR TOTALS			1,487.00 YTD INVOICED				1,487.00 YTD PAID		1,487.00
124115 BF PROPERTIES 1 LLC.	124873	07/01/26		82840	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,542.00
	INVOICE: 10802								
VENDOR TOTALS			1,542.00 YTD INVOICED				1,542.00 YTD PAID		1,542.00
121741 BH INVESTMENT GROUP LLC.	124762	07/01/26		82841	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,320.00
	INVOICE: 9754								
VENDOR TOTALS			1,320.00 YTD INVOICED				1,320.00 YTD PAID		1,320.00
123208 BJ PROPERTY MANAGEMENT INC.	124331	07/01/26		82842	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 10723								
	124332	07/01/26		82842	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,324.00
	INVOICE: 9534								
VENDOR TOTALS			2,897.00 YTD INVOICED				2,897.00 YTD PAID		2,897.00
122728 BK HOLDINGS II LLLP	124763	07/01/26		82843	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,977.00
	INVOICE: 10776								
	124764	07/01/26		82843	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,472.00
	INVOICE: 9493								
VENDOR TOTALS			3,449.00 YTD INVOICED				3,449.00 YTD PAID		3,449.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
121648 BLUE WATER ASSET MANAGEMENT, LP									
	124333	07/01/26		82844	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,164.00
	INVOICE: 10426								
	124334	07/01/26		82844	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,043.00
	INVOICE: 10442								
	124335	07/01/26		82844	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,360.00
	INVOICE: 10454								
	124336	07/01/26		82844	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,250.00
	INVOICE: 10471								
VENDOR TOTALS			4,817.00	YTD INVOICED			4,817.00	YTD PAID	4,817.00
123324 BOLL, ERIKA									
	124808	07/01/26		82845	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,873.00
	INVOICE: 10685								
VENDOR TOTALS			1,873.00	YTD INVOICED			1,873.00	YTD PAID	1,873.00
100388 BOLL, LARRY F.									
	124522	07/01/26		82846	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,275.00
	INVOICE: 2340								
VENDOR TOTALS			1,275.00	YTD INVOICED			1,275.00	YTD PAID	1,275.00
123938 BOLL, MICHAEL									
	124870	07/01/26		82847	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,270.00
	INVOICE: 10796								
VENDOR TOTALS			1,270.00	YTD INVOICED			1,270.00	YTD PAID	1,270.00
121069 BORGES, ARMANDO									
	124337	07/01/26		82848	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 9419								
VENDOR TOTALS			1,500.00	YTD INVOICED			1,500.00	YTD PAID	1,500.00
108539 BOTACH MANAGEMENT LLC									
	124338	07/01/26		82849	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,023.00
	INVOICE: 10626								
VENDOR TOTALS			1,023.00	YTD INVOICED			1,023.00	YTD PAID	1,023.00
121731 BRADLEY, ROBERT									
	124339	07/01/26		82850	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,990.00
	INVOICE: 10458								
	124340	07/01/26		82850	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,661.00
	INVOICE: 10790								
	124341	07/01/26		82850	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,123.00
	INVOICE: 3157								

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VENDOR TOTALS			7,614.00	YTD INVOICED			5,774.00	YTD PAID	5,774.00
101545	BROWN JR, FLOYD								
	124466	07/01/26		82851	T	07/01/26	81544100 45904	HOUSING VOUCHER	265.00
	INVOICE: 3385								
VENDOR TOTALS			265.00	YTD INVOICED			265.00	YTD PAID	265.00
120727	BTS, LLP								
	124342	07/01/26		82852	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,843.00
	INVOICE: 10674								
	124343	07/01/26		82852	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,791.00
	INVOICE: 10737								
VENDOR TOTALS			3,634.00	YTD INVOICED			3,634.00	YTD PAID	3,634.00
122011	BURKE, SUSAN								
	124344	07/01/26		82853	T	07/01/26	81544100 45904	HOUSING VOUCHER	727.00
	INVOICE: 9977								
VENDOR TOTALS			727.00	YTD INVOICED			727.00	YTD PAID	727.00
103810	BURNETT, DONALD OR DEBORAH								
	124345	07/01/26		82854	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 6046								
VENDOR TOTALS			1,314.00	YTD INVOICED			1,314.00	YTD PAID	1,314.00
124330	BURNETT, VINQUISHA TORRIEA								
	124713	07/01/26		82855	T	07/01/26	81544100 45904	HOUSING VOUCHER	153.00
	INVOICE: 10827								
VENDOR TOTALS			153.00	YTD INVOICED			153.00	YTD PAID	153.00
122911	BYRNE, MICHAEL L.								
	124830	07/01/26		82856	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,403.00
	INVOICE: 10063								
VENDOR TOTALS			1,403.00	YTD INVOICED			1,403.00	YTD PAID	1,403.00
119295	CABEZAS, KELLY EUGENE								
	124347	07/01/26		82857	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,859.00
	INVOICE: 10023								
VENDOR TOTALS			1,859.00	YTD INVOICED			1,859.00	YTD PAID	1,859.00
123889	CADMAN GROUP								
	124856	07/01/26		82858	T	07/01/26	81544100 45904	HOUSING VOUCHER	416.00
	INVOICE: 10694								

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VENDOR TOTALS			416.00 YTD INVOICED				416.00 YTD PAID		416.00
110721 CAMINO, CRISTINA	124766	07/01/26		82859	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,028.00
	INVOICE: 9099								
VENDOR TOTALS			1,028.00 YTD INVOICED				1,028.00 YTD PAID		1,028.00
121902 CANOES, LLC.	124348	07/01/26		82860	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,505.00
	INVOICE: 8543								
	124349	07/01/26		82860	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,754.00
	INVOICE: 9280								
VENDOR TOTALS			3,259.00 YTD INVOICED				3,259.00 YTD PAID		3,259.00
100458 CARRANZA, PATSY JEAN	124350	07/01/26		82861	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,881.00
	INVOICE: 10675								
VENDOR TOTALS			1,881.00 YTD INVOICED				1,881.00 YTD PAID		1,881.00
102354 CARTER, RONALD L.	124926	07/01/26		82862	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,628.00
	INVOICE: 10799								
VENDOR TOTALS			1,628.00 YTD INVOICED				1,628.00 YTD PAID		1,628.00
121048 CERISE INVESTMENT CO., LLC.	124351	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,717.00
	INVOICE: 10131								
	124352	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,509.00
	INVOICE: 10149								
	124353	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,946.00
	INVOICE: 10234								
	124354	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,727.00
	INVOICE: 10287								
	124355	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,944.00
	INVOICE: 10290								
	124356	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,572.00
	INVOICE: 10322								
	124357	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,752.00
	INVOICE: 10329								
	124358	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	720.00
	INVOICE: 10330								
	124359	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,680.00
	INVOICE: 10564								
	124360	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,459.00
	INVOICE: 10591								
	124361	07/01/26		82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,494.00

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INVOICE:	10618								
124362	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,829.00
INVOICE:	10647								
124363	07/01/26			82863	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,255.00
INVOICE:	10845								
124364	07/01/26			82863	T	07/01/26	82044100 45904	HOUSING VOUCHER	162.00
INVOICE:	10862								
124365	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,638.00
INVOICE:	4892								
124366	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,804.00
INVOICE:	5031								
124367	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,586.00
INVOICE:	5060								
124368	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,716.00
INVOICE:	5099								
124369	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,542.00
INVOICE:	7095								
124370	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE:	8058								
124371	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,357.00
INVOICE:	8348								
124372	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,536.00
INVOICE:	8545								
124373	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,732.00
INVOICE:	8940								
124374	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	934.00
INVOICE:	9302								
124375	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	749.00
INVOICE:	9637								
124376	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,502.00
INVOICE:	9642								
124377	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,656.00
INVOICE:	9650								
124378	07/01/26			82863	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,079.00
INVOICE:	9985								
VENDOR TOTALS				45,650.00	YTD INVOICED			44,251.00	YTD PAID
									44,251.00
121492	CHADRON TERRACE, LLC.								
124379	07/01/26			82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,393.00
INVOICE:	10128								
124380	07/01/26			82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,535.00
INVOICE:	10226								
124381	07/01/26			82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	257.00
INVOICE:	10280								
124382	07/01/26			82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,274.00
INVOICE:	10310								
124383	07/01/26			82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,365.00
INVOICE:	10446								
124384	07/01/26			82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,072.00
INVOICE:	10499								

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	124385	07/01/26		82864	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,695.00
	INVOICE: 10513								
	124386	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,349.00
	INVOICE: 10518								
	124387	07/01/26		82864	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,526.00
	INVOICE: 10520								
	124388	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	945.00
	INVOICE: 10521								
	124389	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	287.00
	INVOICE: 10554								
	124390	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,200.00
	INVOICE: 10558								
	124391	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,253.00
	INVOICE: 10560								
	124392	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,256.00
	INVOICE: 10562								
	124393	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,327.00
	INVOICE: 10570								
	124394	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10576								
	124395	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,578.00
	INVOICE: 10578								
	124396	07/01/26		82864	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,416.00
	INVOICE: 10583								
	124397	07/01/26		82864	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,638.00
	INVOICE: 10601								
	124398	07/01/26		82864	T	07/01/26	82044100 45904	HOUSING VOUCHER	972.00
	INVOICE: 10628								
	124399	07/01/26		82864	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,789.00
	INVOICE: 10638								
	124400	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,705.00
	INVOICE: 10841								
	124401	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,836.00
	INVOICE: 5019								
	124402	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,836.00
	INVOICE: 8599								
	124403	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,588.00
	INVOICE: 9619								
	124404	07/01/26		82864	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,841.00
	INVOICE: 9773								
VENDOR TOTALS			38,730.00	YTD INVOICED			38,730.00	YTD PAID	38,730.00
110283	CHATEAU SOMERA								
	124405	07/01/26		82865	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,194.00
	INVOICE: 10544								
	124406	07/01/26		82865	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,133.00
	INVOICE: 8715								
	124407	07/01/26		82865	T	07/01/26	81544100 45904	HOUSING VOUCHER	946.00
	INVOICE: 9447								

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VENDOR TOTALS			3,273.00 YTD INVOICED				3,273.00 YTD PAID		3,273.00
122413	CHEN, TERRENCE								
	124408	07/01/26		82866	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,294.00
	INVOICE: 8773								
VENDOR TOTALS			2,294.00 YTD INVOICED				2,294.00 YTD PAID		2,294.00
107554	CHIKWENDU, KIERAN								
	124517	07/01/26		82867	T	07/01/26	82044100 45904	HOUSING VOUCHER	3,176.00
	INVOICE: 10611								
	124518	07/01/26		82867	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,793.00
	INVOICE: 4966								
VENDOR TOTALS			4,969.00 YTD INVOICED				4,969.00 YTD PAID		4,969.00
113024	CITY OF HAWTHORNE/REDEVELOP.								
	124410	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,166.00
	INVOICE: 10145								
	124411	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,078.00
	INVOICE: 10444								
	124412	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	832.00
	INVOICE: 10470								
	124413	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,894.00
	INVOICE: 10489								
	124414	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,360.00
	INVOICE: 10526								
	124415	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,427.00
	INVOICE: 9412								
	124416	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,494.00
	INVOICE: 9521								
	124417	07/01/26		82868	T	07/01/26	81544100 45904	HOUSING VOUCHER	614.00
	INVOICE: 9614								
VENDOR TOTALS			9,994.00 YTD INVOICED				9,865.00 YTD PAID		9,865.00
103417	CITY OF INGLEWOOD								
	124237	07/01/26		82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10285								
	124238	07/01/26		82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10412								
	124239	07/01/26		82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10448								
	124240	07/01/26		82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10762								
	124241	07/01/26		82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 3518								
	124242	07/01/26		82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	107.39
	INVOICE: 4891								
	124243	07/01/26		82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE:	8095								
124244	07/01/26			82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	107.39
INVOICE:	9359								
124245	07/01/26			82869	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.92
INVOICE:	9610								
124418	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,607.00
INVOICE:	10285								
124419	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,048.00
INVOICE:	10412								
124420	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,131.00
INVOICE:	10448								
124421	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,191.00
INVOICE:	10762								
124422	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,717.00
INVOICE:	3518								
124423	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,513.00
INVOICE:	4891								
124424	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,479.00
INVOICE:	8095								
124425	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,692.00
INVOICE:	9359								
124426	07/01/26			82869	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,800.00
INVOICE:	9610								
VENDOR TOTALS			20,899.48	YTD INVOICED			16,165.30	YTD PAID	16,165.30
124635	CLEAR PROPERTIES L.A. LLC.								
124427	07/01/26			82870	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,848.00
INVOICE:	10210								
VENDOR TOTALS			1,848.00	YTD INVOICED			1,848.00	YTD PAID	1,848.00
120953	COCKE, LAWRENCE AND DONNA								
124911	07/01/26			82871	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,799.00
INVOICE:	10103								
124912	07/01/26			82871	T	07/01/26	81544100 45904	HOUSING VOUCHER	563.00
INVOICE:	10831								
124913	07/01/26			82871	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,481.00
INVOICE:	9299								
VENDOR TOTALS			3,843.00	YTD INVOICED			3,843.00	YTD PAID	3,843.00
113465	COELLO, ENRIQUE								
124461	07/01/26			82872	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,268.00
INVOICE:	9021								
VENDOR TOTALS			1,268.00	YTD INVOICED			1,268.00	YTD PAID	1,268.00
122466	COLE, ANTHONY								
124428	07/01/26			82873	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,497.00
INVOICE:	10581								

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			1,497.00 YTD INVOICED				1,497.00 YTD PAID		1,497.00
108869	COMPTON HOUSING AUTHORITY								
	124246	07/01/26		82874	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10550								
	124429	07/01/26		82874	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,806.00
	INVOICE: 10550								
VENDOR TOTALS			9,440.10 YTD INVOICED				1,916.42 YTD PAID		1,916.42
120237	CORRALES, ANNA CHRISTINA								
	124430	07/01/26		82875	T	07/01/26	81544100 45904	HOUSING VOUCHER	187.00
	INVOICE: 4772								
VENDOR TOTALS			187.00 YTD INVOICED				187.00 YTD PAID		187.00
119168	COSTA, FRANCO								
	124431	07/01/26		82876	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,891.00
	INVOICE: 9286								
VENDOR TOTALS			1,891.00 YTD INVOICED				1,891.00 YTD PAID		1,891.00
102245	CRC MANAGEMENT INC.								
	124473	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,072.00
	INVOICE: 4766								
	124768	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,690.00
	INVOICE: 74								
	124769	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10160								
	124770	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10180								
	124771	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,399.00
	INVOICE: 10201								
	124772	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10370								
	124773	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10377								
	124774	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,613.00
	INVOICE: 10441								
	124775	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 10623								
	124776	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,690.00
	INVOICE: 10652								
	124777	07/01/26		82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,539.00
	INVOICE: 10661								
	124778	07/01/26		82877	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,715.00
	INVOICE: 10670								
	124779	07/01/26		82877	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,318.00
	INVOICE: 10673								
	124780	07/01/26		82877	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,735.00

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INVOICE:	10720								
124781	07/01/26			82877	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,020.00
INVOICE:	10785								
124782	07/01/26			82877	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,464.00
INVOICE:	10793								
124783	07/01/26			82877	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,956.00
INVOICE:	10801								
124784	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	996.00
INVOICE:	10823								
124785	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	562.00
INVOICE:	5052								
124786	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,504.00
INVOICE:	8325								
124787	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,740.00
INVOICE:	8328								
124788	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,646.00
INVOICE:	8470								
124789	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,692.00
INVOICE:	8508								
124790	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,588.00
INVOICE:	8587								
124791	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,590.00
INVOICE:	8727								
124792	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,466.00
INVOICE:	9143								
124793	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,565.00
INVOICE:	9388								
124794	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,622.00
INVOICE:	9450								
124795	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,209.00
INVOICE:	9465								
124796	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,679.00
INVOICE:	9675								
124797	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE:	9686								
124798	07/01/26			82877	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,418.00
INVOICE:	9789								
VENDOR TOTALS			49,643.00 YTD INVOICED				49,643.00 YTD PAID		49,643.00
113819 CRESCENT APTS, LLC.									
124432	07/01/26			82878	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,025.00
INVOICE:	9612								
VENDOR TOTALS			1,025.00 YTD INVOICED				1,025.00 YTD PAID		1,025.00
124782 CRESTGARDEN APTS., LLC.									
124433	07/01/26			82879	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,570.00
INVOICE:	10890								

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VENDOR TOTALS			1,570.00	YTD INVOICED			1,570.00	YTD PAID	1,570.00
124856 CRESTHAVEN APARTMENTS, LLC.	125163	07/01/26		82880	T	07/01/26	82044100 45904	HOUSING VOUCHER	924.00
	INVOICE: 10818								
VENDOR TOTALS			2,772.00	YTD INVOICED			924.00	YTD PAID	924.00
113818 CRESTMOOR APTS, LLC.	124435	07/01/26		82881	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,465.00
	INVOICE: 10451								
VENDOR TOTALS			1,465.00	YTD INVOICED			1,465.00	YTD PAID	1,465.00
99701 DALY, JOHN	124824	07/01/26		82882	T	07/01/26	81544100 45904	HOUSING VOUCHER	457.00
	INVOICE: 10286								
	124825	07/01/26		82882	T	07/01/26	81544100 45904	HOUSING VOUCHER	711.00
	INVOICE: 5011								
	124826	07/01/26		82882	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,456.00
	INVOICE: 6096								
	124827	07/01/26		82882	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,117.00
	INVOICE: 8559								
VENDOR TOTALS			4,741.00	YTD INVOICED			4,741.00	YTD PAID	4,741.00
112946 DANTZLER, SAMUEL L	124799	07/01/26		82883	T	07/01/26	81544100 45904	HOUSING VOUCHER	952.00
	INVOICE: 10650								
	124800	07/01/26		82883	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,172.00
	INVOICE: 10784								
VENDOR TOTALS			2,124.00	YTD INVOICED			2,124.00	YTD PAID	2,124.00
124504 DAUGHERTY, NICOLA	124714	07/01/26		82884	T	07/01/26	81544100 45904	HOUSING VOUCHER	65.00
	INVOICE: 10636								
VENDOR TOTALS			65.00	YTD INVOICED			65.00	YTD PAID	65.00
110168 DAVES-HOLMES, LULA	124437	07/01/26		82885	T	07/01/26	81544100 45904	HOUSING VOUCHER	431.00
	INVOICE: 10224								
	124438	07/01/26		82885	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,900.00
	INVOICE: 10587								
	124439	07/01/26		82885	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,374.00
	INVOICE: 10658								
	124440	07/01/26		82885	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,625.00
	INVOICE: 10714								
	124441	07/01/26		82885	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,754.00

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	INVOICE: 3966								
	124442	07/01/26		82885	T	07/01/26	81544100 45904	HOUSING VOUCHER	995.00
	INVOICE: 9262								
	124443	07/01/26		82885	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,477.00
	INVOICE: 9529								
	VENDOR TOTALS		9,556.00	YTD INVOICED			9,556.00	YTD PAID	9,556.00
114033	DAVIS, CLARK AND KAREN								
	124767	07/01/26		82886	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,899.00
	INVOICE: 3555								
	VENDOR TOTALS		1,899.00	YTD INVOICED			1,899.00	YTD PAID	1,899.00
124507	DAVIS, KIWANNA R.								
	124715	07/01/26		82887	T	07/01/26	82044100 45904	HOUSING VOUCHER	50.00
	INVOICE: 10840								
	VENDOR TOTALS		50.00	YTD INVOICED			50.00	YTD PAID	50.00
124141	DAVIS, TAMEL								
	124844	07/01/26		82888	T	07/01/26	81544100 45904	HOUSING VOUCHER	473.00
	INVOICE: 10455								
	VENDOR TOTALS		473.00	YTD INVOICED			473.00	YTD PAID	473.00
123375	DHIMAN, JAIPAL								
	123466	06/01/26		82889	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10718								
	124823	07/01/26		82889	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,303.00
	INVOICE: 10718								
	VENDOR TOTALS		1,303.00	YTD INVOICED			2,606.00	YTD PAID	2,606.00
123052	DIAMOND 1, LP.								
	124444	07/01/26		82890	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,231.00
	INVOICE: 10736								
	124445	07/01/26		82890	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,834.00
	INVOICE: 9909								
	VENDOR TOTALS		4,065.00	YTD INVOICED			4,065.00	YTD PAID	4,065.00
123496	DICKERSON, GAYLE YVONNE MORTON								
	124853	07/01/26		82891	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10681								
	VENDOR TOTALS		1,642.00	YTD INVOICED			1,642.00	YTD PAID	1,642.00
122907	DICRISCI APARTMENTS								
	124446	07/01/26		82892	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,368.00
	INVOICE: 4939								

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	124447	07/01/26		82892	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,668.00
	INVOICE: 9712								
	VENDOR TOTALS		3,036.00	YTD INVOICED			3,036.00	YTD PAID	3,036.00
122786 DILRUBA MOHAMMED	124525	07/01/26		82893	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,885.00
	INVOICE: 10109								
	VENDOR TOTALS		2,885.00	YTD INVOICED			2,885.00	YTD PAID	2,885.00
118260 DOMINGUEZ, ELOY	124460	07/01/26		82894	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,591.00
	INVOICE: 8200								
	VENDOR TOTALS		1,591.00	YTD INVOICED			1,591.00	YTD PAID	1,591.00
123921 DONDI CHERRY REVOCABLE TRUST	124909	07/01/26		82895	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,386.00
	INVOICE: 9646								
	VENDOR TOTALS		2,386.00	YTD INVOICED			2,386.00	YTD PAID	2,386.00
117343 DOTY RENTALS, LLC.	124450	07/01/26		82896	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,683.00
	INVOICE: 10619								
	124451	07/01/26		82896	T	07/01/26	83440010 45904	HOUSING VOUCHER	2,781.00
	INVOICE: 10833								
	VENDOR TOTALS		4,464.00	YTD INVOICED			4,464.00	YTD PAID	4,464.00
116373 DUHE, URSULA	124452	07/01/26		82897	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,641.00
	INVOICE: 4735								
	VENDOR TOTALS		1,641.00	YTD INVOICED			1,641.00	YTD PAID	1,641.00
108655 DUNLAP, PAUL LOUIS	124453	07/01/26		82898	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,796.00
	INVOICE: 10203								
	VENDOR TOTALS		1,796.00	YTD INVOICED			1,796.00	YTD PAID	1,796.00
118661 E.J. PARTNERS	124454	07/01/26		82899	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,168.00
	INVOICE: 10842								
	124455	07/01/26		82899	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,053.00
	INVOICE: 9331								
	VENDOR TOTALS		3,221.00	YTD INVOICED			3,221.00	YTD PAID	3,221.00

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123163 EAM PROPERTIES, LLC.	124802	07/01/26		82900	T	07/01/26	82044100 45904	HOUSING VOUCHER	150.00
	INVOICE: 10665								
VENDOR TOTALS			150.00	YTD INVOICED			150.00	YTD PAID	150.00
108700 ECHEVERRY, JOSE E. & MARIA E.	124505	07/01/26		82901	T	07/01/26	81544100 45904	HOUSING VOUCHER	524.00
	INVOICE: 9765								
	124506	07/01/26		82901	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,169.00
	INVOICE: 9922								
VENDOR TOTALS			1,693.00	YTD INVOICED			1,693.00	YTD PAID	1,693.00
123755 EDGAR, LAWRENCE G.	124866	07/01/26		82902	T	07/01/26	81544100 45904	HOUSING VOUCHER	888.00
	INVOICE: 10769								
VENDOR TOTALS			888.00	YTD INVOICED			888.00	YTD PAID	888.00
122125 EDWARD J. JENKINS TRUST	124458	07/01/26		82903	T	07/01/26	81544100 45904	HOUSING VOUCHER	932.00
	INVOICE: 8781								
VENDOR TOTALS			932.00	YTD INVOICED			932.00	YTD PAID	932.00
121491 EL PORTO LLC.	124459	07/01/26		82904	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,211.00
	INVOICE: 10750								
VENDOR TOTALS			2,211.00	YTD INVOICED			2,211.00	YTD PAID	2,211.00
111173 ELLIS, STEPHANIE	124876	07/01/26		82905	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,368.00
	INVOICE: 10813								
VENDOR TOTALS			2,368.00	YTD INVOICED			2,368.00	YTD PAID	2,368.00
119601 EQUITY HOLDINGS, LLC.	124803	07/01/26		82906	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,681.00
	INVOICE: 10186								
	124804	07/01/26		82906	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,351.00
	INVOICE: 10663								
	124805	07/01/26		82906	T	07/01/26	83440010 45904	HOUSING VOUCHER	927.00
	INVOICE: 10680								
	124806	07/01/26		82906	T	07/01/26	83440010 45904	HOUSING VOUCHER	577.00
	INVOICE: 10710								
	124807	07/01/26		82906	T	07/01/26	81544100 45904	HOUSING VOUCHER	852.00
	INVOICE: 9225								

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VENDOR TOTALS			5,388.00	YTD INVOICED			5,388.00	YTD PAID	5,388.00
104455 ESHO, NOEL T.	124464	07/01/26		82907	T	07/01/26	81544100 45904	HOUSING VOUCHER	579.00
	INVOICE: 10351								
VENDOR TOTALS			579.00	YTD INVOICED			579.00	YTD PAID	579.00
124278 EXILES LLC.	124535	07/01/26		82908	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,653.00
	INVOICE: 10820								
VENDOR TOTALS			1,653.00	YTD INVOICED			1,653.00	YTD PAID	1,653.00
121827 FIGGE, ANDREW	124323	07/01/26		82909	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,928.00
	INVOICE: 9770								
VENDOR TOTALS			1,928.00	YTD INVOICED			1,928.00	YTD PAID	1,928.00
123265 FITZGERALD, WESLEY	124532	07/01/26		82910	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,930.00
	INVOICE: 10692								
VENDOR TOTALS			1,930.00	YTD INVOICED			1,930.00	YTD PAID	1,930.00
124193 FLORES, MARIA	124465	07/01/26		82911	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,850.00
	INVOICE: 10812								
VENDOR TOTALS			1,850.00	YTD INVOICED			1,850.00	YTD PAID	1,850.00
124785 FLOYD, ROSA LEE	124467	07/01/26		82912	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,888.00
	INVOICE: 10555								
VENDOR TOTALS			1,888.00	YTD INVOICED			1,888.00	YTD PAID	1,888.00
120780 FRANCO, SILVANO	124892	07/01/26		82913	T	07/01/26	81544100 45904	HOUSING VOUCHER	887.00
	INVOICE: 4617								
VENDOR TOTALS			887.00	YTD INVOICED			887.00	YTD PAID	887.00
105403 FRANCO, WALTER & SANDRA	124809	07/01/26		82914	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,650.00
	INVOICE: 8033								
VENDOR TOTALS			1,650.00	YTD INVOICED			1,650.00	YTD PAID	1,650.00

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122987 FRANKLIN DENNIS CASE, TRUSTEE OF DENNIS CASE TRUST	124810	07/01/26		82915	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,206.00
	INVOICE: 10612								
VENDOR TOTALS			1,206.00	YTD INVOICED			1,206.00	YTD PAID	1,206.00
124795 FRAZIER, TAJAH	124716	07/01/26		82916	T	07/01/26	83440010 45904	HOUSING VOUCHER	42.00
	INVOICE: 10682								
VENDOR TOTALS			42.00	YTD INVOICED			42.00	YTD PAID	42.00
93783 FREDERIKSEN, PETER	124468	07/01/26		82917	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,454.00
	INVOICE: 10062								
	124469	07/01/26		82917	T	07/01/26	81544100 45904	HOUSING VOUCHER	685.00
	INVOICE: 8985								
VENDOR TOTALS			2,139.00	YTD INVOICED			2,139.00	YTD PAID	2,139.00
108406 FURBERT, REGINALD	124470	07/01/26		82918	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,058.00
	INVOICE: 10244								
	124471	07/01/26		82918	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,314.00
	INVOICE: 8573								
	124472	07/01/26		82918	T	07/01/26	81544100 45904	HOUSING VOUCHER	303.00
	INVOICE: 9792								
VENDOR TOTALS			3,675.00	YTD INVOICED			3,675.00	YTD PAID	3,675.00
103655 GAMBOA, LUIS	124559	07/01/26		82919	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,498.00
	INVOICE: 10531								
VENDOR TOTALS			1,498.00	YTD INVOICED			1,498.00	YTD PAID	1,498.00
124539 GARG, URMILLA K.	124474	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,731.00
	INVOICE: 10088								
	124475	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,000.00
	INVOICE: 10402								
	124476	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,511.00
	INVOICE: 10806								
	124477	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,066.00
	INVOICE: 10811								
	124478	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,677.00
	INVOICE: 8286								
	124479	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,750.00
	INVOICE: 8551								
	124480	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,716.00
	INVOICE: 9693								

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	124481	07/01/26		82920	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,479.00
	INVOICE: 9700								
VENDOR TOTALS			12,930.00	YTD INVOICED			12,930.00	YTD PAID	12,930.00
124339	GIACONI, MIRKO								
	124482	07/01/26		82921	T	07/01/26	81544100 45904	HOUSING VOUCHER	923.00
	INVOICE: 2229								
VENDOR TOTALS			923.00	YTD INVOICED			923.00	YTD PAID	923.00
119132	GLADNEY, BEVERLY								
	124483	07/01/26		82922	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,445.00
	INVOICE: 9879								
VENDOR TOTALS			1,445.00	YTD INVOICED			1,445.00	YTD PAID	1,445.00
111586	GOFF, MARK								
	124484	07/01/26		82923	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,305.00
	INVOICE: 10641								
VENDOR TOTALS			1,305.00	YTD INVOICED			1,305.00	YTD PAID	1,305.00
105399	GOLBAZ-HAGH, MASOUD								
	124569	07/01/26		82924	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,623.00
	INVOICE: 4601								
VENDOR TOTALS			1,623.00	YTD INVOICED			1,623.00	YTD PAID	1,623.00
124503	GOLDSMITH, CHRISTIAN								
	124717	07/01/26		82925	T	07/01/26	83440010 45904	HOUSING VOUCHER	60.00
	INVOICE: 10685								
VENDOR TOTALS			60.00	YTD INVOICED			60.00	YTD PAID	60.00
124564	GULL VIEW LLC.								
	124485	07/01/26		82926	T	07/01/26	84440010 45904	HOUSING VOUCHER	720.00
	INVOICE: 10870								
VENDOR TOTALS			1,440.00	YTD INVOICED			720.00	YTD PAID	720.00
120993	H&JR DEVELOPMENT LLC.								
	124486	07/01/26		82927	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,667.00
	INVOICE: 10556								
	124487	07/01/26		82927	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,789.00
	INVOICE: 10805								
	124488	07/01/26		82927	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,780.00
	INVOICE: 9817								
VENDOR TOTALS			7,610.00	YTD INVOICED			7,236.00	YTD PAID	7,236.00

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100966 HANAFI, MOHAMMAD	124765	07/01/26		82928	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,659.00
	INVOICE: 4738								
VENDOR TOTALS			1,659.00	YTD INVOICED			1,659.00	YTD PAID	1,659.00
119116 HANNA, JOSEPH	124509	07/01/26		82929	T	07/01/26	81544100 45904	HOUSING VOUCHER	974.00
	INVOICE: 5082								
VENDOR TOTALS			974.00	YTD INVOICED			974.00	YTD PAID	974.00
111884 HARRIS, JEFF	124489	07/01/26		82930	T	07/01/26	82044100 45904	HOUSING VOUCHER	593.00
	INVOICE: 10889								
VENDOR TOTALS			593.00	YTD INVOICED			593.00	YTD PAID	593.00
124332 HARRIS, LILLIAN	124718	07/01/26		82931	T	07/01/26	82044100 45904	HOUSING VOUCHER	33.00
	INVOICE: 10133								
VENDOR TOTALS			33.00	YTD INVOICED			33.00	YTD PAID	33.00
122151 HAWK MGMT, INC.	124490	07/01/26		82932	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,082.00
	INVOICE: 8641								
	124491	07/01/26		82932	T	07/01/26	81544100 45904	HOUSING VOUCHER	975.00
	INVOICE: 9028								
VENDOR TOTALS			2,057.00	YTD INVOICED			2,057.00	YTD PAID	2,057.00
122211 HAWTHORNE CHATEAU APTS., LTD	124492	07/01/26		82933	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,510.00
	INVOICE: 9620								
VENDOR TOTALS			1,510.00	YTD INVOICED			1,510.00	YTD PAID	1,510.00
121644 HAWTHORNE PACIFIC ASSOCIATES, LP	124812	07/01/26		82934	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,089.00
	INVOICE: 10779								
VENDOR TOTALS			1,089.00	YTD INVOICED			1,089.00	YTD PAID	1,089.00
115163 HAYWOOD, LARON	124521	07/01/26		82935	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,284.00
	INVOICE: 10795								
VENDOR TOTALS			2,284.00	YTD INVOICED			2,284.00	YTD PAID	2,284.00
101156 HEMPHILL, RUBY									

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	124928	07/01/26		82936	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,039.00
	INVOICE: 10774								
	VENDOR TOTALS		1,039.00	YTD INVOICED			1,039.00	YTD PAID	1,039.00
110755	HENRY, JAMES R.								
	124500	07/01/26		82937	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,203.00
	INVOICE: 7021								
	124501	07/01/26		82937	T	07/01/26	81544100 45904	HOUSING VOUCHER	953.00
	INVOICE: 9153								
	VENDOR TOTALS		2,156.00	YTD INVOICED			2,156.00	YTD PAID	2,156.00
123723	HICKS, KELVIN								
	124842	07/01/26		82938	T	07/01/26	81544100 45904	HOUSING VOUCHER	910.00
	INVOICE: 10340								
	VENDOR TOTALS		910.00	YTD INVOICED			910.00	YTD PAID	910.00
113153	HINKLE, M. SIMONNE								
	124493	07/01/26		82939	T	07/01/26	81544100 45904	HOUSING VOUCHER	857.00
	INVOICE: 10534								
	124494	07/01/26		82939	T	07/01/26	81544100 45904	HOUSING VOUCHER	619.00
	INVOICE: 9656								
	VENDOR TOTALS		1,476.00	YTD INVOICED			1,476.00	YTD PAID	1,476.00
123622	HIRATA PROPERTIES, LLC.								
	124813	07/01/26		82940	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,800.00
	INVOICE: 10133								
	124814	07/01/26		82940	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,712.00
	INVOICE: 10390								
	124815	07/01/26		82940	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,441.00
	INVOICE: 10659								
	124816	07/01/26		82940	T	07/01/26	81544100 45904	HOUSING VOUCHER	624.00
	INVOICE: 8096								
	124817	07/01/26		82940	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,149.00
	INVOICE: 8997								
	124818	07/01/26		82940	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,383.00
	INVOICE: 9456								
	124819	07/01/26		82940	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,530.00
	INVOICE: 9520								
	VENDOR TOTALS		10,639.00	YTD INVOICED			10,639.00	YTD PAID	10,639.00
112248	HOANG, NGUYET								
	124600	07/01/26		82941	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,188.00
	INVOICE: 8788								
	VENDOR TOTALS		1,188.00	YTD INVOICED			1,188.00	YTD PAID	1,188.00

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101176 HOLLADAY, MARSHALL	124567	07/01/26		82942	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,110.00
	INVOICE: 2600								
VENDOR TOTALS			1,110.00	YTD INVOICED			1,110.00	YTD PAID	1,110.00
119642 HOUSING AUTHORITY OF THE, CITY OF LONG BEACH	124248	07/01/26		82944	T	07/01/26	83440020 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10792								
VENDOR TOTALS			5,132.76	YTD INVOICED			1,710.92	YTD PAID	110.92
124727 HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	124249	07/01/26		82945	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	106.78
	INVOICE: 8563								
VENDOR TOTALS			1,721.78	YTD INVOICED			1,721.78	YTD PAID	106.78
110936 HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN	124251	07/01/26		82943	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	104.54
	INVOICE: 10074								
	124252	07/01/26		82943	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	106.48
	INVOICE: 10719								
	124253	07/01/26		82943	T	07/01/26	83440020 45944	ADMIN FEES PAID - VOUCHER	106.48
	INVOICE: 10740								
	124254	07/01/26		82943	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	108.90
	INVOICE: 4961								
VENDOR TOTALS			8,373.40	YTD INVOICED			8,373.40	YTD PAID	426.40
119642 HOUSING AUTHORITY OF THE, CITY OF LONG BEACH	124555	07/01/26		82944	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 10792								
VENDOR TOTALS			5,132.76	YTD INVOICED			1,710.92	YTD PAID	1,600.00
124727 HOUSING AUTHORITY OF THE CITY OF LOS ANGELES	124556	07/01/26		82945	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,615.00
	INVOICE: 8563								
VENDOR TOTALS			1,721.78	YTD INVOICED			1,721.78	YTD PAID	1,615.00
110936 HOUSING AUTHORITY OF THE, COUNTY OF SAN BERNARDIN	124647	07/01/26		82943	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,022.00
	INVOICE: 10074								
	124648	07/01/26		82943	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,902.00
	INVOICE: 10719								
	124649	07/01/26		82943	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,974.00
	INVOICE: 10740								
	124650	07/01/26		82943	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,049.00
	INVOICE: 4961								

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VENDOR TOTALS		8,373.40	YTD INVOICED	8,373.40	YTD PAID				7,947.00
124614	HOUSTON HOUSING AUTHORITY								
	124247	07/01/26		82946	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	80.54
	INVOICE: 9004								
	124495	07/01/26		82946	T	07/01/26	81544100 45904	HOUSING VOUCHER	252.00
	INVOICE: 9004								
VENDOR TOTALS		332.54	YTD INVOICED	332.54	YTD PAID				332.54
96638	HOUSTON, ROBERT AND/OR ROBBIE								
	124640	07/01/26		82947	T	07/01/26	81544100 45904	HOUSING VOUCHER	895.00
	INVOICE: 9039								
VENDOR TOTALS		895.00	YTD INVOICED	895.00	YTD PAID				895.00
116670	HOWARD, CHRISTINE								
	124496	07/01/26		82948	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,017.00
	INVOICE: 10509								
	124497	07/01/26		82948	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,239.00
	INVOICE: 10566								
VENDOR TOTALS		3,256.00	YTD INVOICED	3,256.00	YTD PAID				3,256.00
123879	HRW 13700 KORNBLUM LLC								
	124868	07/01/26		82949	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,459.00
	INVOICE: 10778								
VENDOR TOTALS		1,459.00	YTD INVOICED	1,459.00	YTD PAID				1,459.00
122522	HUNT ENTERPRISES, INC.								
	124498	07/01/26		82950	T	07/01/26	81544100 45904	HOUSING VOUCHER	319.00
	INVOICE: 10600								
VENDOR TOTALS		319.00	YTD INVOICED	319.00	YTD PAID				319.00
121584	HUNT, LISA								
	124719	07/01/26		82951	T	07/01/26	81544100 45904	HOUSING VOUCHER	36.00
	INVOICE: 10003								
VENDOR TOTALS		280.00	YTD INVOICED	36.00	YTD PAID				36.00
124794	HUNTER, ALEXIS JADE								
	124720	07/01/26		82952	T	07/01/26	81544100 45904	HOUSING VOUCHER	23.00
	INVOICE: 10402								
VENDOR TOTALS		23.00	YTD INVOICED	23.00	YTD PAID				23.00
123479	INFINITY PROPERTY MANAGEMENT INC.								
	124820	07/01/26		82953	T	07/01/26	83440010 45904	HOUSING VOUCHER	844.00

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	INVOICE: 10716								
	124821	07/01/26		82953	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 10722								
VENDOR TOTALS			2,470.00	YTD INVOICED			2,470.00	YTD PAID	2,470.00
124731 INSTA NORCALL LLC									
	124499	07/01/26		82954	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,228.00
	INVOICE: 10886								
VENDOR TOTALS			1,228.00	YTD INVOICED			1,228.00	YTD PAID	1,228.00
123217 IRD, LP									
	124822	07/01/26		82955	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,180.00
	INVOICE: 10755								
VENDOR TOTALS			1,180.00	YTD INVOICED			1,180.00	YTD PAID	1,180.00
114933 JEFFERIES, JOYCE E.									
	124511	07/01/26		82956	T	07/01/26	81544100 45904	HOUSING VOUCHER	351.00
	INVOICE: 9319								
VENDOR TOTALS			351.00	YTD INVOICED			351.00	YTD PAID	351.00
124746 JJNL PARTNERS TIC									
	124502	07/01/26		82957	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,229.00
	INVOICE: 10884								
VENDOR TOTALS			1,229.00	YTD INVOICED			1,229.00	YTD PAID	1,229.00
123367 JODELE, TOMAS									
	124930	07/01/26		82958	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,583.00
	INVOICE: 1708								
VENDOR TOTALS			1,583.00	YTD INVOICED			1,583.00	YTD PAID	1,583.00
119730 JOHNSON, NORIKO									
	124504	07/01/26		82959	T	07/01/26	81544100 45904	HOUSING VOUCHER	843.00
	INVOICE: 10106								
VENDOR TOTALS			843.00	YTD INVOICED			843.00	YTD PAID	843.00
108271 JOHNSON, STEVE A.									
	124670	07/01/26		82960	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,291.00
	INVOICE: 4728								
	124671	07/01/26		82960	T	07/01/26	81544100 45904	HOUSING VOUCHER	928.00
	INVOICE: 8398								
VENDOR TOTALS			2,219.00	YTD INVOICED			2,219.00	YTD PAID	2,219.00
101465 JOHNSON, TERRY									

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	124676	07/01/26		82961	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 10568								
	124677	07/01/26		82961	T	07/01/26	81544100 45904	HOUSING VOUCHER	945.00
	INVOICE: 9752								
VENDOR TOTALS			2,599.00	YTD INVOICED			2,599.00	YTD PAID	2,599.00
123425	JR AJ, LLC.								
	124878	07/01/26		82962	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,423.00
	INVOICE: 10826								
	124880	07/01/26		82962	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,797.00
	INVOICE: 10857								
	124898	07/01/26		82962	T	07/01/26	81544100 45904	HOUSING VOUCHER	588.00
	INVOICE: 8412								
VENDOR TOTALS			3,808.00	YTD INVOICED			3,808.00	YTD PAID	3,808.00
124615	JUAREZ, VANESSA MARIE								
	124721	07/01/26		82963	T	07/01/26	81544100 45904	HOUSING VOUCHER	100.00
	INVOICE: 10838								
VENDOR TOTALS			100.00	YTD INVOICED			100.00	YTD PAID	100.00
124222	KELLY DAVID FRENCH TRUST								
	124542	07/01/26		82964	T	07/01/26	81544100 45904	HOUSING VOUCHER	726.00
	INVOICE: 8649								
VENDOR TOTALS			726.00	YTD INVOICED			726.00	YTD PAID	726.00
121877	KGM LLC.								
	124516	07/01/26		82965	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,067.00
	INVOICE: 10467								
VENDOR TOTALS			1,067.00	YTD INVOICED			1,067.00	YTD PAID	1,067.00
117978	KOBAYASHI, DAVID								
	124801	07/01/26		82966	T	07/01/26	81544100 45904	HOUSING VOUCHER	417.00
	INVOICE: 8860								
VENDOR TOTALS			417.00	YTD INVOICED			417.00	YTD PAID	417.00
123939	KOUTEK, NORMAN								
	124919	07/01/26		82967	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,691.00
	INVOICE: 9774								
VENDOR TOTALS			1,691.00	YTD INVOICED			1,691.00	YTD PAID	1,691.00
123700	KSR HAWTHORNE 1 LLC								
	124635	07/01/26		82968	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,438.00
	INVOICE: 10164								
	124882	07/01/26		82968	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,581.00

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	INVOICE: 10861								
	124883	07/01/26		82968	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,178.00
	INVOICE: 10869								
	124884	07/01/26		82968	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,510.00
	INVOICE: 10872								
	124890	07/01/26		82968	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,566.00
	INVOICE: 4101								
	VENDOR TOTALS		8,978.00 YTD INVOICED				7,273.00 YTD PAID		7,273.00
123701	KSR HAWTHORNE 2 LLC								
	124834	07/01/26		82969	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 10126								
	124840	07/01/26		82969	T	07/01/26	81544100 45904	HOUSING VOUCHER	800.00
	INVOICE: 10277								
	124906	07/01/26		82969	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,393.00
	INVOICE: 9540								
	VENDOR TOTALS		3,582.00 YTD INVOICED				3,582.00 YTD PAID		3,582.00
123855	KSR SAN BERNARDINO LLC								
	124546	07/01/26		82970	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,258.00
	INVOICE: 9764								
	VENDOR TOTALS		1,258.00 YTD INVOICED				1,258.00 YTD PAID		1,258.00
108846	KUHR ENTERPRISES								
	124519	07/01/26		82971	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,181.00
	INVOICE: 9648								
	VENDOR TOTALS		1,181.00 YTD INVOICED				1,181.00 YTD PAID		1,181.00
121862	KUMAMOTO, BRIAN A.								
	124527	07/01/26		82972	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,387.00
	INVOICE: 10459								
	VENDOR TOTALS		1,387.00 YTD INVOICED				1,387.00 YTD PAID		1,387.00
120290	LAM, DIEP								
	124448	07/01/26		82973	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,045.00
	INVOICE: 7050								
	VENDOR TOTALS		2,045.00 YTD INVOICED				2,045.00 YTD PAID		2,045.00
113862	LANEY, GARY								
	124520	07/01/26		82974	T	07/01/26	81544100 45904	HOUSING VOUCHER	617.00
	INVOICE: 9654								
	VENDOR TOTALS		617.00 YTD INVOICED				617.00 YTD PAID		617.00
121310	LARSON, KIRBY								

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	124523	07/01/26		82975	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,056.00
	INVOICE: 4128								
VENDOR TOTALS			1,056.00	YTD INVOICED			1,056.00	YTD PAID	1,056.00
124021 LAWRENCE AND DONNA COCKE FAMILY TRUST	124832	07/01/26		82976	T	07/01/26	82044100 45904	HOUSING VOUCHER	937.00
	INVOICE: 10121								
	124871	07/01/26		82976	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,385.00
	INVOICE: 10797								
	124874	07/01/26		82976	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,786.00
	INVOICE: 10807								
	124885	07/01/26		82976	T	07/01/26	82044100 45904	HOUSING VOUCHER	898.00
	INVOICE: 10873								
VENDOR TOTALS			5,006.00	YTD INVOICED			5,006.00	YTD PAID	5,006.00
108097 LE, TIEN	124526	07/01/26		82977	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,215.00
	INVOICE: 10225								
	124530	07/01/26		82977	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,940.00
	INVOICE: 10610								
VENDOR TOTALS			3,155.00	YTD INVOICED			3,155.00	YTD PAID	3,155.00
101260 LEE, JUXIN (BOB)	124515	07/01/26		82978	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,805.00
	INVOICE: 2638								
VENDOR TOTALS			1,805.00	YTD INVOICED			1,805.00	YTD PAID	1,805.00
123397 LEMOLI PARTNERS-93, A CALIFORNIA PARTNERSHIP	124914	07/01/26		82979	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,455.00
	INVOICE: 10834								
VENDOR TOTALS			1,455.00	YTD INVOICED			1,455.00	YTD PAID	1,455.00
122038 LEONARD, JOHN	124548	07/01/26		82980	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,749.00
	INVOICE: 10408								
VENDOR TOTALS			1,749.00	YTD INVOICED			1,749.00	YTD PAID	1,749.00
123113 LESTER & JENNIFER CANO	125397	07/01/26		82981	T	07/01/26	81544100 45904	HOUSING VOUCHER	164.00
	INVOICE: 9971								
VENDOR TOTALS			164.00	YTD INVOICED			164.00	YTD PAID	164.00
124277 LFD LEMOLI LLC.	124549	07/01/26		82982	T	07/01/26	81544100 45904	HOUSING VOUCHER	937.00

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	INVOICE: 10803								
	124550	07/01/26		82982	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,800.00
	INVOICE: 10838								
	124551	07/01/26		82982	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,570.00
	INVOICE: 10885								
	125164	06/01/26		82982	T	07/01/26	82044100 45904	HOUSING VOUCHER	-1,646.00
	INVOICE: 10818-D								
	125165	05/01/26		82982	T	07/01/26	82044100 45904	HOUSING VOUCHER	-1,646.00
	INVOICE: 10818-D								
	VENDOR TOTALS		3,446.00 YTD INVOICED				1,015.00 YTD PAID		1,015.00
117147	LIMRA, LLC.								
	124552	07/01/26		82983	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,051.00
	INVOICE: 8900								
	VENDOR TOTALS		2,051.00 YTD INVOICED				2,051.00 YTD PAID		2,051.00
94084	LINCIR, TOM								
	124685	07/01/26		82984	T	07/01/26	81544100 45904	HOUSING VOUCHER	847.00
	INVOICE: 8500								
	VENDOR TOTALS		847.00 YTD INVOICED				847.00 YTD PAID		847.00
123316	LING, PAUL SIONG KUONG								
	124747	07/01/26		82985	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,114.00
	INVOICE: 10231								
	124748	07/01/26		82985	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,275.00
	INVOICE: 4974								
	VENDOR TOTALS		3,389.00 YTD INVOICED				3,389.00 YTD PAID		3,389.00
123419	LING, PAUL SIONG KUONG								
	124860	07/01/26		82986	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,602.00
	INVOICE: 10725								
	VENDOR TOTALS		1,602.00 YTD INVOICED				1,602.00 YTD PAID		1,602.00
122235	LLS GRP #3, LLC								
	124553	07/01/26		82987	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,006.00
	INVOICE: 10008								
	124554	07/01/26		82987	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 3883								
	VENDOR TOTALS		2,648.00 YTD INVOICED				2,648.00 YTD PAID		2,648.00
124235	LO, CHING PING								
	124409	07/01/26		82988	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,575.00
	INVOICE: 10819								

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VENDOR TOTALS			1,575.00	YTD INVOICED			1,575.00	YTD PAID	1,575.00
121100 LOMBARDO, JEANINE	124893	07/01/26		82989	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,846.00
	INVOICE: 4729								
VENDOR TOTALS			1,846.00	YTD INVOICED			1,846.00	YTD PAID	1,846.00
124126 LOUIS HAHNE REVOCABLE TRUST	124544	07/01/26		82990	T	07/01/26	81544100 45904	HOUSING VOUCHER	572.00
	INVOICE: 9139								
VENDOR TOTALS			572.00	YTD INVOICED			572.00	YTD PAID	572.00
103811 LOZANO, JESUS AND NATALIA	124557	07/01/26		82991	T	07/01/26	81544100 45904	HOUSING VOUCHER	955.00
	INVOICE: 9407								
VENDOR TOTALS			955.00	YTD INVOICED			955.00	YTD PAID	955.00
112319 LUCHA, ENRIQUE	124462	07/01/26		82992	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,338.00
	INVOICE: 10545								
VENDOR TOTALS			1,338.00	YTD INVOICED			1,338.00	YTD PAID	1,338.00
100503 LY, ANDY QUOC	124531	07/01/26		82993	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,365.00
	INVOICE: 10651								
VENDOR TOTALS			1,365.00	YTD INVOICED			1,365.00	YTD PAID	1,365.00
119952 MALEK, FARSHID	124541	07/01/26		82994	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,573.00
	INVOICE: 8488								
VENDOR TOTALS			1,573.00	YTD INVOICED			1,573.00	YTD PAID	1,573.00
101822 MALONEY, KEVIN	124828	07/01/26		82995	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,255.00
	INVOICE: 9435								
VENDOR TOTALS			1,255.00	YTD INVOICED			1,255.00	YTD PAID	1,255.00
124569 MANVIK REAL ESTATE LLC.	124731	07/01/26		82996	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,872.00
	INVOICE: 10815								
VENDOR TOTALS			1,872.00	YTD INVOICED			1,872.00	YTD PAID	1,872.00

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120949 MAOR, NOAM	124540	07/01/26		82997	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,119.00
	INVOICE: 8323								
VENDOR TOTALS			1,131.00	YTD INVOICED			1,119.00	YTD PAID	1,119.00
115853 MARSELA DEVELOPMENT CORP.	124565	07/01/26		82998	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,525.00
	INVOICE: 9500								
VENDOR TOTALS			1,525.00	YTD INVOICED			1,525.00	YTD PAID	1,525.00
107637 MARSH, JAMES	124566	07/01/26		82999	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,564.00
	INVOICE: 9184								
VENDOR TOTALS			1,564.00	YTD INVOICED			1,564.00	YTD PAID	1,564.00
124280 MASSIMO, DONALD	124449	07/01/26		83000	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,458.00
	INVOICE: 10817								
VENDOR TOTALS			2,458.00	YTD INVOICED			2,458.00	YTD PAID	2,458.00
122935 MATTHEWS FAMILY LIVING TRUST	124570	07/01/26		83001	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,500.00
	INVOICE: 10636								
VENDOR TOTALS			1,500.00	YTD INVOICED			1,500.00	YTD PAID	1,500.00
121781 MEA PROPERTIES, LLC.	124915	07/01/26		83002	T	07/01/26	81544100 45904	HOUSING VOUCHER	793.00
	INVOICE: 8417								
VENDOR TOTALS			793.00	YTD INVOICED			793.00	YTD PAID	793.00
124375 MERINO, ALICIA MONIQUE	124722	07/01/26		83003	T	07/01/26	83440010 45904	HOUSING VOUCHER	23.00
	INVOICE: 10677								
VENDOR TOTALS			23.00	YTD INVOICED			23.00	YTD PAID	23.00
120580 MESA PARK SOUTH, LLC.	124571	07/01/26		83004	T	07/01/26	81544100 45904	HOUSING VOUCHER	631.00
	INVOICE: 9563								
	124572	07/01/26		83004	T	07/01/26	81544100 45904	HOUSING VOUCHER	877.00
	INVOICE: 9571								
VENDOR TOTALS			1,508.00	YTD INVOICED			1,508.00	YTD PAID	1,508.00
115116 MICHAEL, SAMIR									

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	124573	07/01/26		83005	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,352.00
	INVOICE: 10089								
	124574	07/01/26		83005	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10300								
	124575	07/01/26		83005	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,494.00
	INVOICE: 8632								
VENDOR TOTALS			7,454.00	YTD INVOICED			6,581.00	YTD PAID	6,581.00
104002	MINGO, WILLIAM & RUBY								
	124577	07/01/26		83006	T	07/01/26	81544100 45904	HOUSING VOUCHER	822.00
	INVOICE: 9771								
VENDOR TOTALS			822.00	YTD INVOICED			822.00	YTD PAID	822.00
123677	MITTAL ASSETS, LP.								
	124879	07/01/26		83007	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,760.00
	INVOICE: 10839								
	124881	07/01/26		83007	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,557.00
	INVOICE: 10859								
	124895	07/01/26		83007	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,460.00
	INVOICE: 4834								
VENDOR TOTALS			4,777.00	YTD INVOICED			4,777.00	YTD PAID	4,777.00
123465	MITTAL LEGACY, LP.								
	124849	07/01/26		83008	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,364.00
	INVOICE: 10603								
	124875	07/01/26		83008	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,912.00
	INVOICE: 10808								
VENDOR TOTALS			3,276.00	YTD INVOICED			3,276.00	YTD PAID	3,276.00
123111	ML-12020 GREVILLEA LLC								
	124578	07/01/26		83009	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,279.00
	INVOICE: 10039								
VENDOR TOTALS			1,279.00	YTD INVOICED			1,279.00	YTD PAID	1,279.00
111620	MOBRICI, ALBERTO								
	124302	07/01/26		83010	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,196.00
	INVOICE: 10449								
	124303	07/01/26		83010	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,011.00
	INVOICE: 4684								
VENDOR TOTALS			2,207.00	YTD INVOICED			2,207.00	YTD PAID	2,207.00
112018	MONARK, LP								
	124579	07/01/26		83011	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,221.00
	INVOICE: 10732								
	124580	07/01/26		83011	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,849.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10752									
VENDOR TOTALS			3,070.00	YTD INVOICED			3,070.00	YTD PAID	3,070.00
99468	MONGELLI, RICK								
	124636	07/01/26		83012	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8707									
VENDOR TOTALS			1,654.00	YTD INVOICED			1,654.00	YTD PAID	1,654.00
107461	MONICA WUERTH DAVIS								
	124916	07/01/26		83013	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,174.00
INVOICE: 10634									
	124917	07/01/26		83013	T	07/01/26	84440010 45904	HOUSING VOUCHER	686.00
INVOICE: 10747									
	124918	07/01/26		83013	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,597.00
INVOICE: 10863									
VENDOR TOTALS			5,569.00	YTD INVOICED			3,457.00	YTD PAID	3,457.00
124842	MONTENEGRO, MARIO								
	124529	07/01/26		83014	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
INVOICE: 10559									
VENDOR TOTALS			1,648.00	YTD INVOICED			1,648.00	YTD PAID	1,648.00
30143	MONUS, BELA C								
	124581	07/01/26		83015	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,941.00
INVOICE: 10281									
	124582	07/01/26		83015	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,940.00
INVOICE: 10493									
	124583	07/01/26		83015	T	07/01/26	81544100 45904	HOUSING VOUCHER	622.00
INVOICE: 8113									
	124584	07/01/26		83015	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,625.00
INVOICE: 8807									
	124585	07/01/26		83015	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,593.00
INVOICE: 9420									
VENDOR TOTALS			8,721.00	YTD INVOICED			8,721.00	YTD PAID	8,721.00
124511	MOODY, ROZALIND								
	124723	07/01/26		83016	T	07/01/26	82044100 45904	HOUSING VOUCHER	79.00
INVOICE: 10601									
VENDOR TOTALS			79.00	YTD INVOICED			79.00	YTD PAID	79.00
124796	MOORE, STARR								
	124724	07/01/26		83017	T	07/01/26	83440010 45904	HOUSING VOUCHER	4.00
INVOICE: 10737									

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
VENDOR TOTALS			4.00	YTD INVOICED			4.00	YTD PAID		4.00
111172	MORA, RUBEN									
	124586	07/01/26		83018	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,712.00	
	INVOICE: 4943									
VENDOR TOTALS			1,712.00	YTD INVOICED			1,712.00	YTD PAID		1,712.00
123963	MORAN, ALEX MILTON									
	124725	07/01/26		83019	T	07/01/26	82044100 45904	HOUSING VOUCHER	25.00	
	INVOICE: 10785									
VENDOR TOTALS			25.00	YTD INVOICED			25.00	YTD PAID		25.00
123495	MOSCOL, JOANA MARIBEL									
	124862	07/01/26		83020	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,504.00	
	INVOICE: 10741									
VENDOR TOTALS			1,504.00	YTD INVOICED			1,504.00	YTD PAID		1,504.00
119610	MUNOZ, ERNESTO									
	124463	07/01/26		83021	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,519.00	
	INVOICE: 10102									
VENDOR TOTALS			1,519.00	YTD INVOICED			1,519.00	YTD PAID		1,519.00
110239	NAGER, JAY									
	124587	07/01/26		83022	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,310.00	
	INVOICE: 9397									
VENDOR TOTALS			2,417.00	YTD INVOICED			1,310.00	YTD PAID		1,310.00
116979	NATIONAL COMMUNITY RENAISSANCE									
	124588	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	421.00	
	INVOICE: 10259									
	124589	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,585.00	
	INVOICE: 10348									
	124590	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,700.00	
	INVOICE: 10816									
	124591	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,745.00	
	INVOICE: 4099									
	124592	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,569.00	
	INVOICE: 4104									
	124593	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	873.00	
	INVOICE: 8687									
	124594	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,643.00	
	INVOICE: 9312									
	124595	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	661.00	
	INVOICE: 9327									
	124596	07/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,385.00	

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	INVOICE: 9688								
	125159	03/01/26		83023	T	07/01/26	81544100 45904	HOUSING VOUCHER	-1,475.00
	INVOICE: 4247-D								
	VENDOR TOTALS		10,107.00	YTD INVOICED			10,107.00	YTD PAID	10,107.00
124783	ND HOLDING, LLC.								
	124597	07/01/26		83024	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,463.00
	INVOICE: 10891								
	VENDOR TOTALS		1,463.00	YTD INVOICED			1,463.00	YTD PAID	1,463.00
124311	NEO STEPNEY LLC								
	124598	07/01/26		83025	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,081.00
	INVOICE: 10676								
	VENDOR TOTALS		1,081.00	YTD INVOICED			1,081.00	YTD PAID	1,081.00
109774	NEVAREZ, JOSE								
	124507	07/01/26		83026	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,465.00
	INVOICE: 10696								
	124508	07/01/26		83026	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,091.00
	INVOICE: 10843								
	VENDOR TOTALS		2,556.00	YTD INVOICED			2,556.00	YTD PAID	2,556.00
121197	NGUYEN, MAI								
	124560	07/01/26		83027	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,758.00
	INVOICE: 10375								
	VENDOR TOTALS		1,758.00	YTD INVOICED			1,758.00	YTD PAID	1,758.00
120381	NGUYEN, STEVE								
	124672	07/01/26		83028	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,257.00
	INVOICE: 9047								
	VENDOR TOTALS		1,257.00	YTD INVOICED			1,257.00	YTD PAID	1,257.00
121905	NGUYEN, THAN THI								
	124599	07/01/26		83029	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,615.00
	INVOICE: 10828								
	VENDOR TOTALS		1,615.00	YTD INVOICED			1,615.00	YTD PAID	1,615.00
109058	NOUH, JOSEPHINE								
	124510	07/01/26		83030	T	07/01/26	81544100 45904	HOUSING VOUCHER	278.00
	INVOICE: 8484								
	VENDOR TOTALS		278.00	YTD INVOICED			278.00	YTD PAID	278.00
106411	NWOKO, JOHN								

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	124503	07/01/26		83031	T	07/01/26	81544100 45904	HOUSING VOUCHER	539.00
	INVOICE: 8869								
VENDOR TOTALS			539.00	YTD INVOICED			539.00	YTD PAID	539.00
121322 OKOBOH, SYLVANUS									
	124601	07/01/26		83032	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,529.00
	INVOICE: 10120								
	124602	07/01/26		83032	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,402.00
	INVOICE: 10809								
	124603	07/01/26		83032	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,292.00
	INVOICE: 9625								
VENDOR TOTALS			4,223.00	YTD INVOICED			4,223.00	YTD PAID	4,223.00
122967 OLIVARES, SAL									
	124538	07/01/26		83033	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,325.00
	INVOICE: 4755								
	124539	07/01/26		83033	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,667.00
	INVOICE: 4777								
VENDOR TOTALS			2,992.00	YTD INVOICED			2,992.00	YTD PAID	2,992.00
100096 ORANGE COUNTY HOUSING AUTHORITY									
	124250	07/01/26		83034	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	109.21
	INVOICE: 5048								
	124604	07/01/26		83034	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,318.00
	INVOICE: 5048								
VENDOR TOTALS			4,612.49	YTD INVOICED			2,427.21	YTD PAID	2,427.21
124006 PARKER, AAMINAH									
	124726	07/01/26		83035	T	07/01/26	83440010 45904	HOUSING VOUCHER	58.00
	INVOICE: 10717								
VENDOR TOTALS			58.00	YTD INVOICED			58.00	YTD PAID	58.00
120180 PARSLEY, LLC.									
	124920	07/01/26		83036	T	07/01/26	81544100 45904	HOUSING VOUCHER	900.00
	INVOICE: 10208								
	124921	07/01/26		83036	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,535.00
	INVOICE: 10608								
	124922	07/01/26		83036	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,416.00
	INVOICE: 9496								
	124923	07/01/26		83036	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,431.00
	INVOICE: 9987								
VENDOR TOTALS			5,282.00	YTD INVOICED			5,282.00	YTD PAID	5,282.00
122956 PAZZIA, JENNIFER									
	124327	07/01/26		83037	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,051.00

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INVOICE: 4652									
VENDOR TOTALS			2,051.00	YTD INVOICED			2,051.00	YTD PAID	2,051.00
123502	PAZZIA, JENNIFER								
	124759	07/01/26		83038	T	07/01/26	81544100 45904	HOUSING VOUCHER	492.00
	INVOICE: 8976								
	124760	07/01/26		83038	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,774.00
	INVOICE: 9258								
VENDOR TOTALS			3,266.00	YTD INVOICED			3,266.00	YTD PAID	3,266.00
114815	PINNACLE ACACIA LLC								
	124606	07/01/26		83039	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,594.00
	INVOICE: 5023								
	124607	07/01/26		83039	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 9180								
VENDOR TOTALS			3,329.00	YTD INVOICED			3,329.00	YTD PAID	3,329.00
120583	PINNACLE DOTY LLC.								
	124608	07/01/26		83040	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,646.00
	INVOICE: 10395								
	124609	07/01/26		83040	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,700.00
	INVOICE: 10399								
	124610	07/01/26		83040	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 9926								
VENDOR TOTALS			4,994.00	YTD INVOICED			4,994.00	YTD PAID	4,994.00
118916	PINNACLE LEMOLI LLC.								
	124611	07/01/26		83041	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,686.00
	INVOICE: 10367								
	124612	07/01/26		83041	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 10431								
	124613	07/01/26		83041	T	07/01/26	81544100 45904	HOUSING VOUCHER	474.00
	INVOICE: 10473								
	124614	07/01/26		83041	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 10476								
VENDOR TOTALS			5,456.00	YTD INVOICED			5,456.00	YTD PAID	5,456.00
113548	POWELLS, TAURENCE KEVIN								
	124889	07/01/26		83042	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,670.00
	INVOICE: 3304								
VENDOR TOTALS			1,670.00	YTD INVOICED			1,670.00	YTD PAID	1,670.00
120470	POZZOULI FAMILY LLC.								
	124615	07/01/26		83043	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,174.00
	INVOICE: 10238								

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VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	124616	07/01/26		83043	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,001.00
	INVOICE: 10278								
	124617	07/01/26		83043	T	07/01/26	81544100 45904	HOUSING VOUCHER	680.00
	INVOICE: 10345								
	124618	07/01/26		83043	T	07/01/26	83440010 45904	HOUSING VOUCHER	787.00
	INVOICE: 10742								
	124619	07/01/26		83043	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,450.00
	INVOICE: 10881								
	124620	07/01/26		83043	T	07/01/26	81544100 45904	HOUSING VOUCHER	956.00
	INVOICE: 4952								
	124621	07/01/26		83043	T	07/01/26	81544100 45904	HOUSING VOUCHER	857.00
	INVOICE: 8878								
	124622	07/01/26		83043	T	07/01/26	81544100 45904	HOUSING VOUCHER	800.00
	INVOICE: 9831								
	124623	07/01/26		83043	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,742.00
	INVOICE: 9996								
VENDOR TOTALS			9,447.00	YTD INVOICED			9,447.00	YTD PAID	9,447.00
122042	PROFESSIONAL PROPERTY MANAGERS, INC.								
	124624	07/01/26		83044	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,279.00
	INVOICE: 10249								
	124625	07/01/26		83044	T	07/01/26	81544100 45904	HOUSING VOUCHER	929.00
	INVOICE: 10602								
	124626	07/01/26		83044	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,546.00
	INVOICE: 10700								
	124627	07/01/26		83044	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,989.00
	INVOICE: 10705								
	124628	07/01/26		83044	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,362.00
	INVOICE: 10729								
	124629	07/01/26		83044	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 10738								
	124630	07/01/26		83044	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,548.00
	INVOICE: 10829								
	124631	07/01/26		83044	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,304.00
	INVOICE: 2525								
	124632	07/01/26		83044	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,234.00
	INVOICE: 6018								
VENDOR TOTALS			12,791.00	YTD INVOICED			12,791.00	YTD PAID	12,791.00
123313	QUALITY DEVELOPMENT CORP.								
	124513	07/01/26		83045	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,030.00
	INVOICE: 2719								
	124514	07/01/26		83045	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,142.00
	INVOICE: 8955								
VENDOR TOTALS			2,172.00	YTD INVOICED			2,172.00	YTD PAID	2,172.00
109045	QUERUBIN, JAMES & MYLENE								
	124633	07/01/26		83046	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,138.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 5037									
VENDOR TOTALS		1,138.00 YTD INVOICED		1,138.00 YTD PAID		1,138.00			
123704	R3 PROPERTIES 1 LLC								
	124835	07/01/26		83047	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,268.00
	INVOICE: 10181								
	124836	07/01/26		83047	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,223.00
	INVOICE: 10215								
	124843	07/01/26		83047	T	07/01/26	81544100 45904	HOUSING VOUCHER	462.00
	INVOICE: 10386								
	124857	07/01/26		83047	T	07/01/26	83440010 45904	HOUSING VOUCHER	923.00
	INVOICE: 10703								
	124861	07/01/26		83047	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,552.00
	INVOICE: 10734								
	124887	07/01/26		83047	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,247.00
	INVOICE: 10876								
	124888	07/01/26		83047	T	07/01/26	84440010 45904	HOUSING VOUCHER	2,150.00
	INVOICE: 10878								
	124910	07/01/26		83047	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,418.00
	INVOICE: 9921								
VENDOR TOTALS		11,475.00 YTD INVOICED		11,243.00 YTD PAID		11,243.00			
121412	RABNUB, LLC.								
	124634	07/01/26		83048	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,291.00
	INVOICE: 9251								
VENDOR TOTALS		1,291.00 YTD INVOICED		1,291.00 YTD PAID		1,291.00			
123212	REAL PROPERTY MANAGEMENT INC.								
	124925	07/01/26		83049	T	07/01/26	83440010 45904	HOUSING VOUCHER	2,330.00
	INVOICE: 10682								
VENDOR TOTALS		2,330.00 YTD INVOICED		2,330.00 YTD PAID		2,330.00			
123731	REED, LANCE								
	124865	07/01/26		83050	T	07/01/26	81544100 45904	HOUSING VOUCHER	515.00
	INVOICE: 10767								
VENDOR TOTALS		515.00 YTD INVOICED		515.00 YTD PAID		515.00			
120283	RICKS, PATRICIA								
	124605	07/01/26		83051	T	07/01/26	82044100 45904	HOUSING VOUCHER	833.00
	INVOICE: 10853								
VENDOR TOTALS		1,042.00 YTD INVOICED		833.00 YTD PAID		833.00			
124706	RICKS, PATRICIA								
	124637	07/01/26		83052	T	07/01/26	81544100 45904	HOUSING VOUCHER	881.00
	INVOICE: 10552								

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	124638	07/01/26		83052	T	07/01/26	81544100 45904	HOUSING VOUCHER	815.00
	INVOICE: 5036								
	124639	07/01/26		83052	T	07/01/26	81544100 45904	HOUSING VOUCHER	775.00
	INVOICE: 9451								
VENDOR TOTALS			2,471.00	YTD INVOICED			2,471.00	YTD PAID	2,471.00
121872	RIVAS, JR., JOSE N.								
	124512	07/01/26		83053	T	07/01/26	81544100 45904	HOUSING VOUCHER	889.00
	INVOICE: 10523								
VENDOR TOTALS			889.00	YTD INVOICED			889.00	YTD PAID	889.00
124267	ROPERIA, JITENDER S.								
	124643	07/01/26		83054	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,432.00
	INVOICE: 4701								
VENDOR TOTALS			1,432.00	YTD INVOICED			1,432.00	YTD PAID	1,432.00
121526	ROSALAS PROPERTY INVESTMENTS INC.								
	124644	07/01/26		83055	T	07/01/26	81544100 45904	HOUSING VOUCHER	844.00
	INVOICE: 8695								
VENDOR TOTALS			844.00	YTD INVOICED			844.00	YTD PAID	844.00
104881	ROSENBERG, BARBARA								
	124859	07/01/26		83056	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,550.00
	INVOICE: 10717								
VENDOR TOTALS			1,550.00	YTD INVOICED			1,550.00	YTD PAID	1,550.00
122999	ROSS MOORE REALTY INC								
	124927	07/01/26		83057	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,293.00
	INVOICE: 10708								
VENDOR TOTALS			1,293.00	YTD INVOICED			1,293.00	YTD PAID	1,293.00
123211	ROULETTE, GAIL R.								
	124811	07/01/26		83058	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,208.00
	INVOICE: 4265								
VENDOR TOTALS			1,208.00	YTD INVOICED			1,208.00	YTD PAID	1,208.00
121988	ROUSSEVE, DARVI								
	124543	07/01/26		83059	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,684.00
	INVOICE: 8691								
VENDOR TOTALS			1,684.00	YTD INVOICED			1,684.00	YTD PAID	1,684.00
123578	RT 2, LLC								
	124839	07/01/26		83060	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00

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INVOICE: 10273									
VENDOR TOTALS			1,654.00	YTD INVOICED			1,654.00	YTD PAID	1,654.00
123903	SAINT DANIEL BUILDING LLC.								
	124894	07/01/26		83061	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,092.00
	INVOICE: 4798								
VENDOR TOTALS			1,092.00	YTD INVOICED			1,092.00	YTD PAID	1,092.00
123904	SAINT DAVID BUILDING LLC.								
	124904	07/01/26		83062	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
	INVOICE: 8980								
VENDOR TOTALS			1,654.00	YTD INVOICED			1,654.00	YTD PAID	1,654.00
119012	SAINT MARK PROPERTY LLC.								
	124646	07/01/26		83063	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,099.00
	INVOICE: 8265								
VENDOR TOTALS			1,099.00	YTD INVOICED			1,099.00	YTD PAID	1,099.00
102029	SAMIA, IMELDA								
	124537	07/01/26		83064	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,198.00
	INVOICE: 4133								
VENDOR TOTALS			1,198.00	YTD INVOICED			1,198.00	YTD PAID	1,198.00
115679	SAMMUT, TOM								
	124686	07/01/26		83065	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,015.00
	INVOICE: 9436								
VENDOR TOTALS			1,015.00	YTD INVOICED			1,015.00	YTD PAID	1,015.00
117370	SANCHEZ, MANUEL								
	124563	07/01/26		83066	T	07/01/26	81544100 45904	HOUSING VOUCHER	756.00
	INVOICE: 10379								
VENDOR TOTALS			756.00	YTD INVOICED			756.00	YTD PAID	756.00
111243	SANFORD, TERESA								
	124846	07/01/26		83067	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,858.00
	INVOICE: 10557								
	124896	07/01/26		83067	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,162.00
	INVOICE: 8017								
	124907	07/01/26		83067	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,561.00
	INVOICE: 9551								
VENDOR TOTALS			5,581.00	YTD INVOICED			5,581.00	YTD PAID	5,581.00
121206	SCOTT, FRED								

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VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	124651	07/01/26		83068	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,222.00
	INVOICE: 10258								
	124652	07/01/26		83068	T	07/01/26	81544100 45904	HOUSING VOUCHER	627.00
	INVOICE: 10770								
	124653	07/01/26		83068	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,334.00
	INVOICE: 9998								
	VENDOR TOTALS		3,183.00	YTD INVOICED			3,183.00	YTD PAID	3,183.00
106104	SCOTT, FRED A. & EMMA L.								
	124654	07/01/26		83069	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,083.00
	INVOICE: 8030								
	124655	07/01/26		83069	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,536.00
	INVOICE: 9080								
	VENDOR TOTALS		2,619.00	YTD INVOICED			2,619.00	YTD PAID	2,619.00
122385	SCROGGINS, FRANK								
	124656	07/01/26		83070	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,632.00
	INVOICE: 10546								
	VENDOR TOTALS		1,632.00	YTD INVOICED			1,632.00	YTD PAID	1,632.00
120252	SF KINGS TOWER PROPERTIES LLC.								
	124657	07/01/26		83071	T	07/01/26	82044100 45904	HOUSING VOUCHER	3,213.00
	INVOICE: 10763								
	124658	07/01/26		83071	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,226.00
	INVOICE: 7088								
	124659	07/01/26		83071	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,536.00
	INVOICE: 9453								
	VENDOR TOTALS		5,975.00	YTD INVOICED			5,975.00	YTD PAID	5,975.00
109678	SHEPHERD, DEREK								
	124558	07/01/26		83072	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,289.00
	INVOICE: 10624								
	VENDOR TOTALS		2,289.00	YTD INVOICED			2,289.00	YTD PAID	2,289.00
121972	SHORE WEST PROPERTIES, LLC.								
	124660	07/01/26		83073	T	07/01/26	81544100 45904	HOUSING VOUCHER	626.00
	INVOICE: 10421								
	124661	07/01/26		83073	T	07/01/26	81544100 45904	HOUSING VOUCHER	947.00
	INVOICE: 8721								
	VENDOR TOTALS		1,573.00	YTD INVOICED			1,573.00	YTD PAID	1,573.00
119834	SHORTER, JEFFREY A.								
	124662	07/01/26		83074	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,556.00
	INVOICE: 4596								

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VENDOR TOTALS			1,556.00	YTD INVOICED			1,556.00	YTD PAID	1,556.00
117711 SIMERAL, STEVE									
124663	07/01/26			83075	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,571.00
INVOICE: 10657									
124664	07/01/26			83075	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,037.00
INVOICE: 9533									
VENDOR TOTALS			3,608.00	YTD INVOICED			3,608.00	YTD PAID	3,608.00
124541 SINGLETON, EARNEST									
124665	07/01/26			83076	T	07/01/26	81544100 45904	HOUSING VOUCHER	982.00
INVOICE: 10439									
VENDOR TOTALS			982.00	YTD INVOICED			982.00	YTD PAID	982.00
124849 SMITH, MAISHA D.									
124727	07/01/26			83077	T	07/01/26	81544100 45904	HOUSING VOUCHER	15.00
INVOICE: 10026									
VENDOR TOTALS			60.00	YTD INVOICED			15.00	YTD PAID	15.00
111337 SMITH, VIOLA M.									
124929	07/01/26			83078	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,392.00
INVOICE: 10721									
VENDOR TOTALS			1,392.00	YTD INVOICED			1,392.00	YTD PAID	1,392.00
123703 SMR 1 LLC									
124848	07/01/26			83079	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,327.00
INVOICE: 10594									
VENDOR TOTALS			1,327.00	YTD INVOICED			1,327.00	YTD PAID	1,327.00
104618 SOTO, RUTH									
124645	07/01/26			83080	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 8978									
VENDOR TOTALS			1,654.00	YTD INVOICED			1,654.00	YTD PAID	1,654.00
93156 SOUTH BAY SENIOR HOUSING CORP.									
124666	07/01/26			83081	T	07/01/26	81544100 45904	HOUSING VOUCHER	869.00
INVOICE: 10445									
VENDOR TOTALS			869.00	YTD INVOICED			869.00	YTD PAID	869.00
117710 SOUTHERN NEVADA REGIONAL									
124255	07/01/26			83082	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	96.48
INVOICE: 10669									
124256	07/01/26			83082	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	94.34

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	INVOICE:	10768							
	124667	07/01/26		83082	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,630.00
	INVOICE:	10669							
	124668	07/01/26		83082	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,788.00
	INVOICE:	10768							
	VENDOR TOTALS		3,608.82 YTD INVOICED				3,608.82 YTD PAID		3,608.82
123779	STANDIFER SR, DELBERT								
	124867	07/01/26		83083	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,155.00
	INVOICE:	10773							
	124877	07/01/26		83083	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,076.00
	INVOICE:	10814							
	VENDOR TOTALS		3,231.00 YTD INVOICED				3,231.00 YTD PAID		3,231.00
103194	STEPHENSON, RUDDIE L.								
	124669	07/01/26		83084	T	07/01/26	81544100 45904	HOUSING VOUCHER	890.00
	INVOICE:	10359							
	VENDOR TOTALS		890.00 YTD INVOICED				890.00 YTD PAID		890.00
124809	STUBBLEFIELD, ELISHA								
	125094	07/01/26		83085	T	07/01/26	81544100 45904	HOUSING VOUCHER	58.00
	INVOICE:	10489-U							
	VENDOR TOTALS		116.00 YTD INVOICED				58.00 YTD PAID		58.00
116817	SUKARTO, NANY								
	124673	07/01/26		83086	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,145.00
	INVOICE:	8867							
	124674	07/01/26		83086	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,289.00
	INVOICE:	8939							
	VENDOR TOTALS		4,434.00 YTD INVOICED				4,434.00 YTD PAID		4,434.00
124386	SULLIVAN, TERENCE								
	124675	07/01/26		83087	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,869.00
	INVOICE:	9482							
	VENDOR TOTALS		1,869.00 YTD INVOICED				1,869.00 YTD PAID		1,869.00
123758	TAYLOR, CLAUDETTE L.								
	124864	07/01/26		83088	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE:	10766							
	VENDOR TOTALS		1,642.00 YTD INVOICED				1,642.00 YTD PAID		1,642.00
105118	TED KOLBY REVOCABLE TRUST DATED JULY 9, 2020								
	124924	07/01/26		83089	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,168.00
	INVOICE:	9342							

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VENDOR TOTALS			1,168.00	YTD INVOICED			1,168.00	YTD PAID	1,168.00
119666 THE MONTECITO APTS. INVESTMENT, LP	124678	07/01/26		83090	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,648.00
	INVOICE: 5024								
VENDOR TOTALS			1,648.00	YTD INVOICED			1,648.00	YTD PAID	1,648.00
124274 THE PALMS AT 120TH STREET LP	124679	07/01/26		83091	T	07/01/26	81544100 45904	HOUSING VOUCHER	908.00
	INVOICE: 10858								
VENDOR TOTALS			908.00	YTD INVOICED			908.00	YTD PAID	908.00
119883 TARLOW, MARVIN	124680	07/01/26		83092	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,107.00
	INVOICE: 10099								
VENDOR TOTALS			1,107.00	YTD INVOICED			1,107.00	YTD PAID	1,107.00
124500 THIERRY, ALBERT	124681	07/01/26		83093	T	07/01/26	81544100 45904	HOUSING VOUCHER	684.00
	INVOICE: 9954								
VENDOR TOTALS			684.00	YTD INVOICED			684.00	YTD PAID	684.00
122416 THREE RAINBOWS LLC.	124682	07/01/26		83094	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,499.00
	INVOICE: 10547								
	124683	07/01/26		83094	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,626.00
	INVOICE: 9038								
VENDOR TOTALS			3,125.00	YTD INVOICED			3,125.00	YTD PAID	3,125.00
113165 TOBAR, LUIS	124684	07/01/26		83095	T	07/01/26	81544100 45904	HOUSING VOUCHER	548.00
	INVOICE: 10596								
VENDOR TOTALS			548.00	YTD INVOICED			548.00	YTD PAID	548.00
122711 TOMI LYNN KATZ FAMILY TRUST	124687	07/01/26		83096	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,976.00
	INVOICE: 10664								
VENDOR TOTALS			2,976.00	YTD INVOICED			2,976.00	YTD PAID	2,976.00
115015 TOWNSEND, LATANYA	124688	07/01/26		83097	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,389.00
	INVOICE: 10079								
	124689	07/01/26		83097	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,567.00

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INVOICE: 9332									
VENDOR TOTALS		2,956.00 YTD INVOICED		2,956.00 YTD PAID		2,956.00			
124310	TRIFECTA CALIFORNIA PROPERTIES, LLC.								
124690	07/01/26			83098	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,826.00
INVOICE: 10739									
124691	07/01/26			83098	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,018.00
INVOICE: 8855									
VENDOR TOTALS		2,844.00 YTD INVOICED		2,844.00 YTD PAID		2,844.00			
124294	TRINITY MANAGEMENT INC.								
124692	07/01/26			83099	T	07/01/26	81544100 45904	HOUSING VOUCHER	539.00
INVOICE: 10362									
124693	07/01/26			83099	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,021.00
INVOICE: 10883									
124694	07/01/26			83099	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,357.00
INVOICE: 3849									
124695	07/01/26			83099	T	07/01/26	81544100 45904	HOUSING VOUCHER	623.00
INVOICE: 4786									
124696	07/01/26			83099	T	07/01/26	81544100 45904	HOUSING VOUCHER	388.00
INVOICE: 4885									
VENDOR TOTALS		3,928.00 YTD INVOICED		3,928.00 YTD PAID		3,928.00			
109127	TRUJILLO, DANIEL								
124436	07/01/26			83100	T	07/01/26	81544100 45904	HOUSING VOUCHER	425.00
INVOICE: 8460									
VENDOR TOTALS		425.00 YTD INVOICED		425.00 YTD PAID		425.00			
103619	TUCKER, LENVILLE H.								
124697	07/01/26			83101	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,494.00
INVOICE: 10536									
124698	07/01/26			83101	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,654.00
INVOICE: 7040									
VENDOR TOTALS		4,148.00 YTD INVOICED		4,148.00 YTD PAID		4,148.00			
107689	UMUKORO, JAMES								
124931	07/01/26			83102	T	07/01/26	82044100 45904	HOUSING VOUCHER	949.00
INVOICE: 10450									
124932	07/01/26			83102	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,797.00
INVOICE: 10590									
124933	07/01/26			83102	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,258.00
INVOICE: 10800									
124934	07/01/26			83102	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,289.00
INVOICE: 10821									
124935	07/01/26			83102	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,733.00
INVOICE: 8462									

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VENDOR TOTALS			8,026.00	YTD INVOICED			8,026.00	YTD PAID	8,026.00
113192	VAN VLECK, MICHAEL								
	124576	07/01/26		83103	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
	INVOICE: 6056								
VENDOR TOTALS			4,962.00	YTD INVOICED			350.00	YTD PAID	350.00
123143	VIDJAK, FRANK V.								
	124902	07/01/26		83104	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,385.00
	INVOICE: 8812								
VENDOR TOTALS			1,385.00	YTD INVOICED			1,385.00	YTD PAID	1,385.00
116891	VISCOT VENTURES, LLC								
	124936	07/01/26		83105	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,158.00
	INVOICE: 9681								
VENDOR TOTALS			1,158.00	YTD INVOICED			1,158.00	YTD PAID	1,158.00
124767	WALLACE, D'ARTANYAN EDWARD								
	124728	07/01/26		83106	T	07/01/26	81544100 45904	HOUSING VOUCHER	39.00
	INVOICE: 10039								
VENDOR TOTALS			39.00	YTD INVOICED			39.00	YTD PAID	39.00
110341	WALTER, MELVIN E.								
	124699	07/01/26		83107	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,037.00
	INVOICE: 10233								
	124700	07/01/26		83107	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,775.00
	INVOICE: 10400								
	124701	07/01/26		83107	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,337.00
	INVOICE: 10855								
VENDOR TOTALS			5,149.00	YTD INVOICED			5,149.00	YTD PAID	5,149.00
107712	WARD, JULIUS								
	124533	07/01/26		83108	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,585.00
	INVOICE: 10771								
	124534	07/01/26		83108	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,642.00
	INVOICE: 10772								
VENDOR TOTALS			3,227.00	YTD INVOICED			3,227.00	YTD PAID	3,227.00
100596	WATSON, HUBERT								
	124702	07/01/26		83109	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,239.00
	INVOICE: 10358								
	124703	07/01/26		83109	T	07/01/26	81544100 45904	HOUSING VOUCHER	706.00
	INVOICE: 10462								
	124704	07/01/26		83109	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,454.00

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VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	INVOICE: 10648								
	124705	07/01/26		83109	T	07/01/26	83440010 45904	HOUSING VOUCHER	834.00
	INVOICE: 10728								
	124706	07/01/26		83109	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,759.00
	INVOICE: 10757								
	124707	07/01/26		83109	T	07/01/26	82044100 45904	HOUSING VOUCHER	2,172.00
	INVOICE: 10761								
	124708	07/01/26		83109	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,013.00
	INVOICE: 10810								
	124709	07/01/26		83109	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,686.00
	INVOICE: 9106								
VENDOR TOTALS			12,889.00	YTD INVOICED			10,863.00	YTD PAID	10,863.00
123246	WEIR, JONATHAN								
	124903	07/01/26		83110	T	07/01/26	81544100 45904	HOUSING VOUCHER	628.00
	INVOICE: 8824								
VENDOR TOTALS			628.00	YTD INVOICED			628.00	YTD PAID	628.00
121311	WHITE, FREDDIE								
	124710	07/01/26		83111	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,155.00
	INVOICE: 5094								
VENDOR TOTALS			1,155.00	YTD INVOICED			1,155.00	YTD PAID	1,155.00
107451	WIJESIRIWARDENA, LASANTHA								
	124524	07/01/26		83112	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,333.00
	INVOICE: 8899								
VENDOR TOTALS			1,333.00	YTD INVOICED			1,333.00	YTD PAID	1,333.00
121801	WILLIAMS, MARSHALL								
	124568	07/01/26		83113	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,543.00
	INVOICE: 9067								
VENDOR TOTALS			1,543.00	YTD INVOICED			1,543.00	YTD PAID	1,543.00
111459	WILSON, TERI								
	124937	07/01/26		83114	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,285.00
	INVOICE: 10475								
	124938	07/01/26		83114	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,567.00
	INVOICE: 4541								
VENDOR TOTALS			2,852.00	YTD INVOICED			2,852.00	YTD PAID	2,852.00
124789	WORLINE, TAMANIKA								
	124730	07/01/26		83115	T	07/01/26	82044100 45904	HOUSING VOUCHER	32.00
	INVOICE: 10520								

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TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			32.00	YTD INVOICED			32.00	YTD PAID	32.00
108377	WRIGHT, PAMELA D.								
	124711	07/01/26		83116	T	07/01/26	84440010 45904	HOUSING VOUCHER	1,528.00
	INVOICE: 10746								
	124712	07/01/26		83116	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,168.00
	INVOICE: 8234								
VENDOR TOTALS			2,696.00	YTD INVOICED			2,696.00	YTD PAID	2,696.00
110909	WYNNE, MARJORIE								
	124564	07/01/26		83117	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,741.00
	INVOICE: 8332								
VENDOR TOTALS			1,741.00	YTD INVOICED			1,741.00	YTD PAID	1,741.00
124279	11651 - 11652 YORK AVENUE, LLC.								
	124536	07/01/26		83118	T	07/01/26	81544100 45904	HOUSING VOUCHER	951.00
	INVOICE: 10822								
VENDOR TOTALS			951.00	YTD INVOICED			951.00	YTD PAID	951.00
123707	YORK ROSE LLC								
	124899	07/01/26		83119	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,801.00
	INVOICE: 8422								
VENDOR TOTALS			1,801.00	YTD INVOICED			1,801.00	YTD PAID	1,801.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	124641	07/01/26		83120	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10656								
VENDOR TOTALS			1,532.00	YTD INVOICED			1,532.00	YTD PAID	1,532.00
115662	ZAPF (12726 TRURO), ROD								
	124642	07/01/26		83121	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,475.00
	INVOICE: 9963								
VENDOR TOTALS			1,475.00	YTD INVOICED			1,475.00	YTD PAID	1,475.00
REPORT TOTALS									937,793.39
TOTAL EFT TRANSFERS							COUNT	AMOUNT	
							325	937,793.39	

** END OF REPORT - Generated by Shunte'll Dixon **

PAID INVOICES REPORT

CHECK: H070126X

TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124797 AQUARIUS PROPERTIES, LLC.									
	125315	05/01/26		83122	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,617.00
	INVOICE: 9823-1								
	125316	05/01/26		83122	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,802.00
	INVOICE: 10754-1								
	125317	05/01/26		83122	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,603.00
	INVOICE: 8700-1								
VENDOR TOTALS			10,050.00	YTD INVOICED			10,050.00	YTD PAID	5,022.00
121731 BRADLEY, ROBERT									
	125357	06/01/26		83123	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,840.00
	INVOICE: 3157-1								
VENDOR TOTALS			7,614.00	YTD INVOICED			7,614.00	YTD PAID	1,840.00
121048 CERISE INVESTMENT CO., LLC.									
	125358	06/01/26		83124	T	07/01/26	81544100 45904	HOUSING VOUCHER	527.00
	INVOICE: 10591-1								
	125359	06/01/26		83124	T	07/01/26	81544100 45904	HOUSING VOUCHER	872.00
	INVOICE: 5031-1								
VENDOR TOTALS			45,650.00	YTD INVOICED			45,650.00	YTD PAID	1,399.00
113024 CITY OF HAWTHORNE/REDEVELOP.									
	125360	06/01/26		83125	T	07/01/26	81544100 45904	HOUSING VOUCHER	129.00
	INVOICE: 9614-1								
VENDOR TOTALS			9,994.00	YTD INVOICED			9,994.00	YTD PAID	129.00
103417 CITY OF INGLEWOOD									
	125299	05/01/26		83126	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10412-1								
	125300	05/01/26		83126	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	1.21
	INVOICE: 10762-1								
	125303	05/01/26		83126	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,048.00
	INVOICE: 10412-1								
	125304	05/01/26		83126	T	07/01/26	81544100 45904	HOUSING VOUCHER	348.00
	INVOICE: 10762-1								
	125352	06/01/26		83126	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10285-1								
	125353	06/01/26		83126	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10412-1								
	125354	06/01/26		83126	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	1.21
	INVOICE: 10762-1								
	125361	06/01/26		83126	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,607.00
	INVOICE: 10285-1								
	125362	06/01/26		83126	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,048.00
	INVOICE: 10412-1								
	125363	06/01/26		83126	T	07/01/26	81544100 45904	HOUSING VOUCHER	348.00
	INVOICE: 10762-1								

PAID INVOICES REPORT

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TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		20,899.48 YTD INVOICED		20,899.48 YTD PAID		4,734.18			
108869	COMPTON HOUSING AUTHORITY								
	125266	03/01/26		83127	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10550-1								
	125266	03/01/26		83127	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10550-1								
	125268	04/01/26		83127	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10550-1								
	125268	04/01/26		83127	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,735.00
	INVOICE: 10550-1								
	125301	05/01/26		83127	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10550-1								
	125305	05/01/26		83127	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,806.00
	INVOICE: 10550-1								
	125355	06/01/26		83127	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	110.42
	INVOICE: 10550-1								
	125364	06/01/26		83127	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,806.00
	INVOICE: 10550-1								
VENDOR TOTALS		9,440.10 YTD INVOICED		9,440.10 YTD PAID		7,523.68			
124856	CRESTHAVEN APARTMENTS, LLC.								
	125306	05/01/26		83128	T	07/01/26	82044100 45904	HOUSING VOUCHER	924.00
	INVOICE: 10818-1								
	125365	06/01/26		83128	T	07/01/26	82044100 45904	HOUSING VOUCHER	924.00
	INVOICE: 10818-1								
VENDOR TOTALS		2,772.00 YTD INVOICED		2,772.00 YTD PAID		1,848.00			
124564	GULL VIEW LLC.								
	125314	05/01/26		83129	T	07/01/26	84440010 45904	HOUSING VOUCHER	720.00
	INVOICE: 10870-1								
VENDOR TOTALS		1,440.00 YTD INVOICED		1,440.00 YTD PAID		720.00			
120993	H&JR DEVELOPMENT LLC.								
	125366	06/01/26		83130	T	07/01/26	81544100 45904	HOUSING VOUCHER	374.00
	INVOICE: 10805-1								
VENDOR TOTALS		7,610.00 YTD INVOICED		7,610.00 YTD PAID		374.00			
119642	HOUSING AUTHORITY OF THE, CITY OF LONG BEACH								
	125302	05/01/26		83131	T	07/01/26	83440020 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10792-1								
	125308	05/01/26		83131	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,600.00
	INVOICE: 10792-1								
	125356	06/01/26		83131	T	07/01/26	83440020 45944	ADMIN FEES PAID - VOUCHER	110.92
	INVOICE: 10792-1								
	125369	06/01/26		83131	T	07/01/26	83440010 45904	HOUSING VOUCHER	1,600.00

PAID INVOICES REPORT

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TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 10792-1									
VENDOR TOTALS		5,132.76 YTD INVOICED			5,132.76 YTD PAID			3,421.84	
121584 HUNT, LISA									
125231		08/01/17		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	2.00
	INVOICE: 10003-1								
125232		09/01/17		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	2.00
	INVOICE: 10003-1								
125233		10/01/17		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	2.00
	INVOICE: 10003-1								
125234		11/01/17		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	2.00
	INVOICE: 10003-1								
125235		12/01/17		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125236		01/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125237		02/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125238		03/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125239		04/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125240		05/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125241		06/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125242		07/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125243		08/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125244		09/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125245		10/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125246		11/01/18		83132	T	07/01/26	82044100 45904	HOUSING VOUCHER	3.00
	INVOICE: 10003-1								
125247		02/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
125248		03/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
125249		04/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
125250		05/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
125251		06/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
125252		07/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
125253		08/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								

PAID INVOICES REPORT

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TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR	NAME DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	125254	09/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
	125255	10/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
	125256	11/01/24		83132	T	07/01/26	81544100 45904	HOUSING VOUCHER	20.00
	INVOICE: 10003-1								
	VENDOR TOTALS		280.00	YTD INVOICED			280.00	YTD PAID	244.00
123700	KSR HAWTHORNE 1 LLC								
	125312	05/01/26		83133	T	07/01/26	82044100 45904	HOUSING VOUCHER	195.00
	INVOICE: 10872-1								
	125376	06/01/26		83133	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,510.00
	INVOICE: 10872-1								
	VENDOR TOTALS		8,978.00	YTD INVOICED			8,978.00	YTD PAID	1,705.00
124277	LFD LEMOLI LLC.								
	125307	05/01/26		83134	T	07/01/26	82044100 45904	HOUSING VOUCHER	861.00
	INVOICE: 10885-1								
	125368	06/01/26		83134	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,570.00
	INVOICE: 10885-1								
	VENDOR TOTALS		3,446.00	YTD INVOICED			3,446.00	YTD PAID	2,431.00
120949	MAOR, NOAM								
	125367	06/01/26		83135	T	07/01/26	81544100 45904	HOUSING VOUCHER	12.00
	INVOICE: 8323-1								
	VENDOR TOTALS		1,131.00	YTD INVOICED			1,131.00	YTD PAID	12.00
115116	MICHAEL, SAMIR								
	125370	06/01/26		83136	T	07/01/26	81544100 45904	HOUSING VOUCHER	873.00
	INVOICE: 10089-1								
	VENDOR TOTALS		7,454.00	YTD INVOICED			7,454.00	YTD PAID	873.00
107461	MONICA WUERTH DAVIS								
	125313	05/01/26		83137	T	07/01/26	82044100 45904	HOUSING VOUCHER	515.00
	INVOICE: 10863-1								
	125377	06/01/26		83137	T	07/01/26	82044100 45904	HOUSING VOUCHER	1,597.00
	INVOICE: 10863-1								
	VENDOR TOTALS		5,569.00	YTD INVOICED			5,569.00	YTD PAID	2,112.00
110239	NAGER, JAY								
	125372	06/01/26		83138	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,107.00
	INVOICE: 9397-1								
	VENDOR TOTALS		2,417.00	YTD INVOICED			2,417.00	YTD PAID	1,107.00

PAID INVOICES REPORT

CHECK: H070126X

TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
100096 ORANGE COUNTY HOUSING AUTHORITY	125257	03/01/25		83139	T	07/01/26	81044010 45944	ADMIN FEES PAID - VOUCHER	100.28
	INVOICE: 10387-1								
	125257	03/01/25		83139	T	07/01/26	81544100 45904	HOUSING VOUCHER	2,085.00
	INVOICE: 10387-1								
VENDOR TOTALS			4,612.49 YTD INVOICED				4,612.49 YTD PAID		2,185.28
123704 R3 PROPERTIES 1 LLC	125375	06/01/26		83140	T	07/01/26	84440010 45904	HOUSING VOUCHER	232.00
	INVOICE: 10734-1								
VENDOR TOTALS			11,475.00 YTD INVOICED				11,475.00 YTD PAID		232.00
120283 RICKS, PATRICIA	125326	05/01/26		83141	T	07/01/26	82044100 45904	HOUSING VOUCHER	209.00
	INVOICE: 10853-1								
VENDOR TOTALS			1,042.00 YTD INVOICED				1,042.00 YTD PAID		209.00
119641 RIVERA, YOLY	124528	07/01/26		83142	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,297.00
	INVOICE: 10478								
	125166	06/01/26		83142	T	07/01/26	81544100 45904	HOUSING VOUCHER	-1,297.00
	INVOICE: 10478-D								
	125380	06/01/26		83142	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,297.00
	INVOICE: 10478-1								
VENDOR TOTALS			1,297.00 YTD INVOICED				1,297.00 YTD PAID		1,297.00
124849 SMITH, MAISHA D.	125270	04/01/26		83143	T	07/01/26	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10026-1								
	125311	05/01/26		83143	T	07/01/26	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10026-1								
	125374	06/01/26		83143	T	07/01/26	81544100 45904	HOUSING VOUCHER	15.00
	INVOICE: 10026-1								
VENDOR TOTALS			60.00 YTD INVOICED				60.00 YTD PAID		45.00
124809 STUBBLEFIELD, ELISHA	125381	06/01/26		83144	T	07/01/26	81544100 45904	HOUSING VOUCHER	58.00
	INVOICE: 10489-1								
VENDOR TOTALS			116.00 YTD INVOICED				116.00 YTD PAID		58.00
113192 VAN VLECK, MICHAEL	125258	07/01/25		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	762.00
	INVOICE: 6056-1								
	125259	08/01/25		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
	INVOICE: 6056-1								

PAID INVOICES REPORT

CHECK: H070126X

TO FISCAL 2027/01 07/01/2026 TO 06/30/2027

VENDOR	NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
		125260	09/01/25		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125261	10/01/25		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125262	11/01/25		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125263	12/01/25		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125264	01/01/26		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125265	02/01/26		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125267	04/01/26		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125269	03/01/26		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125309	05/01/26		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		125371	06/01/26		83145	T	07/01/26	81544100 45904	HOUSING VOUCHER	350.00
		INVOICE: 6056-1								
		VENDOR TOTALS		4,962.00	YTD INVOICED			4,962.00	YTD PAID	4,612.00
100596	WATSON, HUBERT									
		125310	05/01/26		83146	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,013.00
		INVOICE: 10810-1								
		125373	06/01/26		83146	T	07/01/26	81544100 45904	HOUSING VOUCHER	1,013.00
		INVOICE: 10810-1								
		VENDOR TOTALS		12,889.00	YTD INVOICED			12,889.00	YTD PAID	2,026.00
									REPORT TOTALS	46,159.98
								COUNT	AMOUNT	
					TOTAL EFT TRANSFERS			25	46,159.98	

** END OF REPORT - Generated by Shunte'll Dixon **

CITY OF HAWTHORNE

FOR THE MEETING OF JULY 14, 2026

ORIGINATING DEPARTMENT: FINANCE

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

<u>Date</u>	<u>Warrant #s</u>		<u>Warrant type</u>	<u>Total \$</u>
	<u>Start</u>	<u>Ending</u>		
6/30/26	11168	11173	ASSET FORFEITURE	105,167.80
6/30/26	11174	11176	ASSET FORFEITURE	253,103.22
* Emergency Issue - for ratification only				<u>358,271.02</u>

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: AJ063026

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	
106275	CONTINENTAL COMPUTERS/WLANMALL.COM								
	125477	06/09/26	2987	11168	T	06/30/26	22210010 47404	MACHINERY & EQUIPMENT	12,993.55
	INVOICE: 211113								
	125478	06/09/26	2987	11168	T	06/30/26	22210010 47404	MACHINERY & EQUIPMENT	59,285.42
	INVOICE: 211112								
	125479	06/10/26	2987	11168	T	06/30/26	22210010 47404	MACHINERY & EQUIPMENT	959.67
	INVOICE: 211110								
	VENDOR TOTALS		.00	YTD INVOICED			360,675.78	YTD PAID	73,238.64
124597	EMS QI PARTNERS, LLC.								
	125508	06/22/26		11169	T	06/30/26	22210010 40514	CONTRACT SERVICES	4,749.99
	INVOICE: HPD-04-06/2026								
	VENDOR TOTALS		.00	YTD INVOICED			18,999.96	YTD PAID	4,749.99
124654	PROALIGN LLC								
	125506	05/01/26	3296	11170	T	06/30/26	22210010 40514	CONTRACT SERVICES	9,750.00
	INVOICE: 24233								
	125507	06/03/26	3296	11170	T	06/30/26	22210010 40514	CONTRACT SERVICES	9,750.00
	INVOICE: 24242								
	VENDOR TOTALS		.00	YTD INVOICED			63,750.00	YTD PAID	19,500.00
107775	RUBIO, GUSTAVO								
	123757	05/11/26		11171	T	06/30/26	22210010 45424	TRAVEL, CONFERENCE & MEET	590.70
	INVOICE: 051005142026								
	VENDOR TOTALS		.00	YTD INVOICED			590.70	YTD PAID	590.70
123477	THE TEC NETWORK								
	125476	06/16/26	2978	11172	T	06/30/26	22210010 47404	MACHINERY & EQUIPMENT	6,025.53
	INVOICE: 3092								
	VENDOR TOTALS		.00	YTD INVOICED			49,198.45	YTD PAID	6,025.53
123386	VITALITY GROUP INTERNATIONAL, INC.								
	125446	06/16/26		11173	T	06/30/26	22210010 41514	OPERATING SUPPLIES	1,062.94
	INVOICE: 90055556								
	VENDOR TOTALS		1,702.40	YTD INVOICED			17,921.94	YTD PAID	1,062.94
								REPORT TOTALS	105,167.80

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	6	105,167.80

** END OF REPORT - Generated by Shunte11 Dixon **

PAID INVOICES REPORT

CHECK: AT063026

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	
124822 HAWTHORNE FBO LLC	125439	05/05/26	2937	11174	T	06/30/26	23002244 45144	GASOLINE & OIL	1,889.34
	INVOICE: April 2026								
	125443	06/10/26	2937	11174	T	06/30/26	23002244 45144	GASOLINE & OIL	3,558.89
	INVOICE: May 2026								
VENDOR TOTALS			.00	YTD INVOICED			5,448.23	YTD PAID	5,448.23
123899 M & S AIR SUPPLY, INC.	125437	04/21/26	3292	11175	T	06/30/26	23002244 47404	MACHINERY & EQUIPMENT	104,103.75
	INVOICE: 19751								
VENDOR TOTALS			19,741.46	YTD INVOICED			222,223.79	YTD PAID	104,103.75
17857 SOUTH BAY REGIONAL PUBLIC	125504	01/21/26	3295	11176	T	06/30/26	23021020 40514	CONTRACT SERVICES	17,597.17
	INVOICE: 04729								
	125505	01/21/26	3295	11176	T	06/30/26	23021020 40514	CONTRACT SERVICES	125,954.07
	INVOICE: 04730								
VENDOR TOTALS			1,060,762.15	YTD INVOICED			3,701,277.27	YTD PAID	143,551.24
REPORT TOTALS									253,103.22

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	3	253,103.22

** END OF REPORT - Generated by Shunte'll Dixon **



AGENDA ITEM NO. 5.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: City Clerk

City Manager: Department Head:

SUBJECT:

Approval of City Council meeting minutes for the regular meeting of April 28, 2026. Motion to approve minutes.

RECOMMENDED MOTION:

Staff recommends that Council approve the regular Council meeting minutes of April 28, 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 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

04-28-2026 min

DRAFT

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE CALIFORNIA HELD APRIL 28, 2026

CALL TO ORDER

Mayor Alex Vargas called the City council meeting to order at 6:06 p.m. in the city council Chambers of City Hall, 4455 W. 126th Street, Hawthorne, California

INVOCATION

Mayor Pro Tem Johnson gave the evening's invocation.

PLEDGE OF ALLEGIANCE

Councilmember Manning led the Pledge of Allegiance.

ROLL CALL

ROLL CALL-Present: Councilmember Manning, Mayor Pro Tem Johnson, Mayor Vargas.

Absent: Councilmember Reyes English (excused), Councilmember Monteiro (excused)

Also Present: City Manager Norris, City Attorney Caceres, City Clerk Williams-Hunter.

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Active Transportation Plan and Complete Streets Policy – Public Works Department, presented by DJ Torado.
2. Update on LA IMPACT – Hawthorne Police Department, presented by Sgt. Michael Matson.

PUBLIC COMMENTS

Pat Donaldson provided comments on the Farmers' Market, announced the upcoming Chamber Mixer and the upcoming Business Expo,

Commissioner Herminia Balboa announced the upcoming Art Show.

Moe Awadallah provided comments on the Farmers' Market, and an incident at Fabulous Burgers.

Mishel Eder provided comments on the proposed parking pilot program.

Rudy Vargas provided comments on bike lanes and abandoned buildings.

Ruben Sanchez provided comments on preferential parking, bringing businesses to the City and the Farmers' Market.

Lely Fernandez provided comments on community safety and preferential parking.

CITY CLERK'S CONSENT CALENDAR

3. The Finance Director 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 04/15/2026 to 04/28/2026 for a total of \$5,157,919.56.

4. Approval of waiver of full readings of resolutions and ordinances on Tuesday, April 28, 2026's agenda. Motion to waive full readings.
5. Resolution 8597 – A Resolution of the City Council of the City of Hawthorne, California ordering the director of Public Works/City Engineer to prepare a report for the Street Lighting Maintenance District of the City of Hawthorne for Fiscal Year 2026-2027 as required by the Streets and Highways Code Section 22622.

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Resolution 8597.

6. Resolution 8598 – A Resolution of the City Council of the City of Hawthorne, California adopting the City of Hawthorne "Active Transportation Plan".

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8598.

7. Resolution 8599 – A Resolution of the City Council of the City of Hawthorne, California adopting the City of Hawthorne "Complete Streets Policy."

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8599.

8. Resolution 8600 - A Resolution of the City Council of the City of Hawthorne, California, amending Article 8.2 (Merit Pay) of the Hawthorne Municipal Employees' Association Memorandum of Understanding.

RECOMMENDED MOTION:

Staff recommends that the City Council adopt this Resolution No. 8600.

9. Resolution 8601 - A Resolution of the City Council of the City of Hawthorne, California, amending Article 8.2 (Merit Pay) of the Hawthorne Police Civilian Association Memorandum of Understanding.

RECOMMENDED MOTION:

Staff recommends that the City Council adopt this Resolution No. 8601.

Mayor Vargas moved, Mayor Pro Tem Johnson seconded to approve the City Clerk's Consent Calendar (Items 3-5 and 8-9)

ROLL CALL AYES: Councilmembers Manning, Mayor Pro Tem Johnson and Mayor Vargas.

NOES: None.

ABSENT: Councilmember Monteiro, Councilmember Reyes English.

Councilmember Manning moved to table Items 6 and 7. MOTION WITHDRAWN.

Mayor Vargas moved, Councilmember Manning seconded to approve Items 6 & 7.

ROLL CALL AYES: Councilmembers Manning, Mayor Pro Tem Johnson and Mayor Vargas.

NOES: None.

ABSENT: Councilmember Monteiro, Councilmember Reyes English.

At this time, Mayor Vargas recessed the City Council meeting. The meeting resumed at 7:19 p.m.

ORDINANCES

(None at this time)

BIDS: OPENING & RESULTS

(None at this time)

PUBLIC HEARINGS

10. Public Hearing to consider adoption of the Draft 2026-2027 Annual Action Plan and Substantial Amendment to the 2025-2029 Consolidated Plan for the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs.

RECOMMENDED MOTION:

The staff advises that the City Council:

1. Conduct a public hearing to receive comments regarding the draft 2026-2027 Annual Action Plan and Substantial Amendment to the 2025-2029 Consolidated Plan.
2. Consider and adopt the 2026-2027 Annual Action Plan and Substantial Amendment to the 2025-2029 Consolidated Plan and authorize the City Manager, or designee, to submit the adopted plans to the U.S. Department of Housing and Urban Development (HUD).
3. Authorize the City Manager, or designee, to execute all necessary grant agreements, certifications, and related documents required by HUD for the administration of the CDBG and HOME programs for the 2026-2027 program year.
4. Authorize the City Manager, or designee, to execute contracts with sub-recipients, contractors, and professional service providers necessary to implement the CDBG and HOME-funded activities identified in the 2026-2027 Annual Action Plan.
5. Authorize the appropriation of the 2026-2027 CDBG and HOME program funds, consistent with the approved Annual Action Plan.

No written communications were received.

Mayor Vargas opened the public hearing

Mayor Vargas called for public comments.

No members of the public expressed a desire to speak.

Mayor Vargas closed the public hearing.

Mayor Vargas moved, seconded by Mayor Pro Tem Johnson to approve Item 10.

ROLL CALL AYES: Councilmember Manning, Mayor Pro Tem Johnson, and Mayor Vargas.

NOES: None

ABSENT: Councilmember Reyes English, Councilmember Monteiro.

GENERAL MATTERS

(None at this time)

CITY MANAGERS CONSENT CALENDAR

11. Amendment to Professional Services Agreement with Kosmont Companies.

RECOMMENDED MOTION:

Approve First Amendment to the Agreement.

12. Agreement between the City of Hawthorne and Government Consulting Partners, Inc. to provide comprehensive SB 90 claim services.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the agreement between the City of Hawthorne and Government Consulting Partners, Inc. to provide comprehensive SB 90 claim services for five fiscal years beginning July 1, 2026.

13. Blanket Purchase Order for Finline Auto Body.

RECOMMENDED MOTION:

Staff recommends that the City Council approve an increase to the original Blanket Purchase Order for Finline Auto Body from \$175,000 to \$275,000.

Mayor Vargas moved, Councilmember Manning seconded to approve the City Manager's consent calendar (Items 11-13)

ROLL CALL AYES: Councilmember Manning, Mayor Pro Tem Johnson, and Mayor Vargas.

NOES: None

ABSENT: Councilmember Reyes English, Councilmember Monteiro.

CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

DISCUSSION ITEMS

14. SB 799 (Letter in Support) – A. Monteiro/K. Manning

Councilmember Manning moved, Mayor Pro Tem Johnson seconded for a letter in support of SB 799.

ROLL CALL AYES: Councilmember Manning, Mayor Pro Tem Johnson, and Mayor Vargas.

NOES: None

ABSENT: Councilmember Reyes English, Councilmember Monteiro.

15. Proposition 36 (Letter in Support) F. Johnson

Mayor Pro Tem Johnson moved, Mayor Vargas seconded for a letter in support of Proposition 36.

ROLL CALL AYES: Councilmember Manning, Mayor Pro Tem Johnson, and Mayor Vargas.

NOES: None

ABSENT: Councilmember Reyes English, Councilmember Monteiro.

ELECTED OFFICIALS REPORTS

City Clerk **Williams-Hunter** thanked the public for attending the meeting and wished everyone a great evening.

Councilmember **Manning** announced the upcoming Mothers' Day celebration and the World Cup Watch Party. Provided comments on the Farmers' Market and police response at Fabulous Burgers. Reported on attending Assemblywoman Tina McKinnor's Disaster Preparedness Awareness Day and the Eucalyptus Park groundbreaking.

Mayor Pro Tem Johnson provided comments on State laws that the City must follow. Had the City Attorney give a brief update on the status of the mall, the Chief on camera systems and the City Manager on the parking pilot program as it pertains to preferential parking.

Mayor **Vargas** provided comments on privately owned properties in the City, preferential parking and Cinco de Mayo. Reported on attending the Farmers' Market.

COUNCIL DIRECTIVES

There were no Council Directives.

CLOSED SESSION

(None at this time)

ADJOURNMENT

Mayor Vargas adjourned the evening's meeting at 7:47 p.m.

CERTIFICATION

Passed and approved this 14th day of July 2026.

Dayna Williams-Hunter
City Clerk



AGENDA ITEM NO. 7.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Finance

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8619 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING THE DESTRUCTION OF VARIOUS FINANCE DEPARTMENT RECORDS PURSUANT TO RESOLUTION NO. 7170 AND GOVERNMENT CODE § 34090.

RECOMMENDED MOTION:

Staff recommends that the City Council Approve Resolution No. 8619, authorizing the Destruction of Various Finance Department Records.

DISCUSSION:

The Finance Department has requested the destruction of Time Cards, Accounts Payable, Journal Entries, and Revenue Files. Pursuant to the document retention policy adopted by the City Council, the subject documents are authorized for destruction because the City has maintained them for the statutory period. This Resolution also includes a determination that the records no longer have any administrative, legal, evidential, fiscal, or research and historical value. The Resolution also contains a detailed list of all records, with a description sufficient for identification, including the year of the record and a specific description.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

.

FISCAL IMPACT:

None

NOTICING PROCEDURE:

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

ATTACHMENTS

Resolution No. 8619 Destruction of Records

RESOLUTION NO. 8619

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA AUTHORIZING THE DESTRUCTION OF VARIOUS FINANCE DEPARTMENT RECORDS PURSUANT TO GOVERNMENT CODE § 34090 AND RESOLUTION NO. 7170.

WHEREAS, the retention of numerous records is unnecessary after a certain period of time for the effective and efficient operation of the government of the City of Hawthorne; and

WHEREAS, Government Code Section 34090 provides for the destruction of certain City records and documents with the approval of the legislative body by Resolution and the written consent of the City Attorney; and

WHEREAS, the City Council of the City of Hawthorne adopted Resolution No. 7170 (Retention Schedule for the Maintenance and Disposition of Records) on or about April 22, 2008; and

WHEREAS, the Finance Director is requesting City Council authorization to destroy the documents described in on Exhibit "A" for the periods specified thereon. This form includes the finding that all of the records are more than two years old and/or have been retained for the minimum retention period as specified in Resolution 7170; and

WHEREAS, this form also includes the determination that the records no longer have any administrative, legal, evidential, fiscal or research and historical value. This form also contains a detailed list of all of the records with a description sufficient for identification, including the year of the record and specific description of the record; and

WHEREAS, the City Clerk and the City Attorney have also authorized the destruction of records on a "Destruction List Approval" form (see attached Exhibit "B"). This form includes the determination that the records no longer have any administrative, legal, evidential, fiscal, research or historical value; and

WHEREAS, a "Certificate of Destruction" form shall be completed when the records have been destroyed. This form shall state the date of the destruction, the destruction method used and who supervised the destruction. All three forms shall be maintained as permanent City records in the City Clerk's office.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hawthorne as follows:

Section 1. The records identified in Exhibit "A" are hereby ordered destroyed pursuant to California Government Code § 34090 and Resolution No. 7170.

Section 2. The City Clerk or his/her designee is hereby authorized and directed to destroy those items listed in the attached Exhibit "A", pursuant to the procedures established in

Resolution No. 7170.

Section 3. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and this certification to be entered in the Book of Resolutions of the Council of the City.

Section 4. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED, and ADOPTED this 14th day of July, 2026.

ATTEST:

ALEX VARGAS, Mayor
City of Hawthorne, California

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

ROBERT KIM, City Attorney
City of Hawthorne, California

Exhibit A

<u>No. of Boxes:</u>	<u>Record Series Title & Contents:</u>	<u>Retention Schedule Page No.:</u>	<u>Date of Records:</u>	<u>Retention Destruction Requirements:</u>	<u>Permissible Destruction Date:</u>
1	Time Card	16	01/25/03 – 03/07/03	5	2026
2	Time Card	16	04/19/03 – 05/30/03	5	2026
3	Time Card	16	12/27/03 – 02/06/04	5	2026
4	Time Card	16	02/20/04 – 03/19/04	5	2026
5	Time Card	16	03/20/04 – 04/30/04	5	2026
6	Time Card	16	05/01/04 – 06/11/04	5	2026
7	Time Card	16	06/12/04 – 07/23/04	5	2026
8	Time Card	16	07/24/04 – 09/03/04	5	2026
9	Time Card	16	09/17/04 – 10/15/04	5	2026
10	Time Card	16	10/28/04 - 11/26/04	5	2026
11	Time Card	16	11/27/04 – 04/07/05	5	2026
12	Time Card	16	02/19/05 – 04/01/05	5	2026
13	Time Card	16	04/02/05 – 05/13/05	5	2026
14	Time Card	16	05/14/05 – 06/24/05	5	2026
15	Time Card	16	01/08/05 – 02/18/05	5	2026
16	Time Card	16	06/25/05 – 08/05/05	5	2026
17	Time Card	16	08/06/05 – 09/16/05	5	2026
18	Time Card	16	09/17/05 – 11/11/05	5	2026
19	Time Card	16	11/12/05 – 01/06/06	5	2026

20	Time Card	16	05/12/06 – 06/23/06	5	2026
21	Time Card	16	02/09/08 – 04/11/08	5	2026
22	Time Card	16	04/25/08 – 06/06/08	5	2026
23	Time Card	16	06/07/08 – 08/01/08	5	2026
24	Time Card	16	08/15/08 – 09/26/08	5	2026
25	Time Card	16	10/10/08 – 11/21/08	5	2026
26	Time Card	16	12/27/07 – 02/15/08	5	2026
27	Time Card	16	11/22/08 – 01/16/09	5	2026
28	Time Card	16	01/17/09 – 03/13/09	5	2026
29	Time Card	16	03/27/09 – 05/08/09	5	2026
30	Time Card	16	05/22/09 – 07/03/09	5	2026
31	Time Card	16	07/17/09 – 08/14/09	5	2026
32	Time Card	16	08/28/09 – 10/09/09	5	2026
33	Time Card	16	10/23/09 – 12/04/09	5	2026
34	Time Card	16	12/18/09 – 01/29/10	5	2026
35	Time Card	16	02/12/09 – 03/26/10	5	2026
36	Time Card	16	04/09/10 – 05/21/10	5	2026
37	Time Card	16	06/04/10 – 07/16/10	5	2026
38	Time Card	16	07/30/10 – 09/10/10	5	2026
39	Time Card	16	09/24/10 – 11/05/10	5	2026
40	Time Card	16	11/09/10 – 12/31/10	5	2026
41	Time Card	16	01/04/11 – 02/25/11	5	2026
42	Time Card	16	03/11/11 – 04/22/11	5	2026
43	Time Card	16	05/06/11 – 06/17/11	5	2026

44	Time Card	16	07/01/11 – 07/15/11	5	2026
45	Time Card	16	07/29/11 – 09/09/11	5	2026
46	Time Card	16	09/23/11 – 11/04/11	5	2026
47	Time Card	16	11/08/11 – 12/30/11	5	2026
48	Time Card	16	04/20/02 – 05/31/02	5	2026
49	Time Card	16	11/16/02 – 12/13/02	5	2026
50	Time Card	16	02/10/01 – 04/06/01	5	2026
51	Time Card	16	06/02/01 – 07/13/01	5	2026
52	Time Card	16	01/26/02 – 03/08/02	5	2026
53	Time Card	16	12/15/01 – 01/25/02	5	2026
54	Time Card	16	06/01/02 – 07/12/02	5	2026
55	Time Card	16	03/09/02 – 04/19/02	5	2026
56	Time Card	16	10/05/02 – 10/15/02	5	2026
57	Time Card	16	08/24/02 – 10/04/02	5	2026
58	Time Card	16	07/13/02 – 08/23/02	5	2026
59	Time Card	16	09/05/03 – 10/03/03	5	2026
60	Time Card	16	07/25/03 – 08/22/03	5	2026
61	Time Card	16	11/28/03 – 12/26/03	5	2026
62	Time Card	16	03/08/03 – 04/18/03	5	2026
63	Time Card	16	10/17/03 – 11/14/03	5	2026
64	Time Card	16	06/13/03 – 07/11/03	5	2026
65	Time Card	16	12/27/02 – 01/24/03	5	2026
66	Time Card	16	03/04/06 – 04/28/06	5	2026
67	Time Card	16	11/24/07 – 12/21/07	5	2026

68	Time Card	16	09/29/07 – 11/23/07	5	2026
69	Time Card	16	08/04/07 – 09/28/07	5	2026
70	Time Card	16	06/09/07 – 08/03/07	5	2026
71	Time Card	16	04/14/07 – 06/08/07	5	2026
72	Time Card	16	02/17/07 – 04/13/07	5	2026
73	Time Card	16	12/23/06 – 02/16/07	5	2026
74	Time Card	16	12/09/06 – 12/22/06	5	2026
75	Time Card	16	07/07/06 – 08/05/06	5	2026
76	Time Card	16	08/19/06 – 10/13/06	5	2026
77	Time Card	16	10/27/06 – 11/24/06	5	2026
78	Time Card	16	01/07/06 – 03/03/03	5	2026
79	Time Card	16	11/01/13 – 02/27/13	5	2026
80	Time Card	16	05/03/13 – 06/28/13	5	2026
81	Time Card	16	07/25/15 – 11/27/15	5	2026
82	Time Card	16	09/06/13 – 10/18/13	5	2026
83	Time Card	16	01/11/13 – 02/22/13	5	2026
84	Time Card	16	07/12/13 – 08/23/13	5	2026
85	Time Card	16	01/13/12 – 02/24/12	5	2026
86	Time Card	16	03/09/12 – 04/20/12	5	2026
87	Time Card	16	05/14/12 – 06/15/12	5	2026
88	Time Card	16	06/29/12 – 07/13/12	5	2026
89	Time Card	16	03/08/13 – 04/19/13	5	2026
90	Time Card	16	06/27/14 – 09/19/14	5	2024
91	Time Card	16	10/03/14 – 12/26/14	5	2026

92	Time Card	16	01/19/15 – 04/03/15	5	2026
93	Time Card	16	11/28/15 – 04/29/16	5	2026
94	Time Card	16	04/30/16 – 09/16/16	5	2026
95	Time Card	16	09/30/16 – 03/03/17	5	2026
96	Time Card	16	03/17/17 – 07/21/17	5	2026
97	Time Card	16	08/04/17 – 12/08/17	5	2026
98	Time Card	16	12/22/17 – 05/11/18	5	2026
99	Time Card	16	05/25/18 – 09/14/18	5	2026
100	Time Card	16	09/28/18 – 02/15/19	5	2026
101	Time Card	16	09/21/12 – 11/02/12	5	2026
102	Time Card	16	01/10/14 – 03/07/14	5	2026
103	Time Card	16	03/21/14 – 06/13/14	5	2026
104	Time Card	16	04/17/15 – 07/24/15	5	2026
105	Time Card	16	03/01/19 – 07/05/19	5	2026
106	Time Card	16	07/19/19 – 11/08/19	5	2026
107	Time Card	16	07/04/20 – 01/01/21	5	2026

ACCOUNTS PAYABLE

108	A / P	FILES	13	3E-B	FY 18/19	A+5 YRS	2026
109	A / P	FILES	13	C-D	FY 18/19	A+5 YRS	2026
110	A / P	FILES	13	E-G	FY 18/19	A+5 YRS	2026
111	A / P	FILES	13	H-K	FY 18/19	A+5 YRS	2026
112	A/P	FILES	13	L	FY 18/19	A+5 YRS	2026
113	A/P	FILES	13	AT&T SCE	SEPT 18	A+5 YRS	2026

114	A/P	FILES	13	SCE OCT 18 -JUN 19	A+5 YRS	2026
115	A/P	FILES	13	M-O FY 18/19	A+5 YRS	2026
116	A/P	FILES	13	P-R FY 18/19	A+5 YRS	2026
117	A/P	FILES	13	S FY 18/19	A+5 YRS	2026
118	A/P	FILES	14	AP Checks 12/13	5 YRS	2026

JOURNAL ENTRIES

119	JE	FILES	12	2001/2002	A+10 YRS	2026
120	JE	FILES	12	0-600 09/2010	A+10 YRS	2026
121	JE	FILES	12	601-979- 2009/2010	A+10 YRS	2026
122	JE	FILES	12	0-500 2010/2011	A+10 YRS	2026
123	JE	FILES	12	501-900 2010-2011	A+10 YRS	2026
124	JE	FILES	12	0-500 2011/2012	A+10 YRS	2026
125	JE	FLIES	12	501-1014 2011/2012	A+10 YRS	2026
126	JE	FILES	12	1-500 2012/2013	A+ 10 YRS	2026
127	JE	FILES	12	500-?? 2012/2013	A+ 10 YRS	2026
128	JE	FILES	12	0-500 2013/2014	A+ 10 YRS	2026
129	JE	FILES	12	500-1050 2013/2014	A+ 10 YRS	2026

REVENUE FILES

130	REVENUE – UUT	17	A-S 2009/2010	5 YRS	
	2026				
131	REVENUE – UUT	17	T-UUT 2009/2010	5 YRS	2026
132	REVENUE – UUT	17	2011/2012	5 YRS	2026

133	REVENUE – UUT	17	2012/2013	5 YRS	2026
134	REVENUE – UUT	17	2015	5 YRS	2026
135	REVENUE – UUT	17	2016	5 YRS	2026
136	REVENUE – UUT	17	2017	5 YRS	2026

EXHIBIT B

DESTRUCTION LIST APPROVAL

Attached is a Request for Destruction of Records submitted by the Finance Department, dated July 14, 2026 requesting authorization to destroy the records described in the detailed list.

Pursuant to Hawthorne City Council Resolution No.7170, the types of records listed in the City's current records retention schedule are authorized for disposition as outlined in that schedule upon the written consent of the City Clerk and the City Attorney and approval by the City Council. The review by the City Clerk and the City Attorney must include the determination that the records requested for destruction no longer have any administrative value, legal value, evidential value, fiscal value, or research and historical value. The resolution also provides that the destruction of any record shall be by disposal, recycling, shredding or other effective method of destruction, as approved by the City Clerk. All records of a sensitive or confidential nature must be shredded, under the direct supervision of the City Clerk.

I have reviewed the list of records described in the attached request for destruction and have found the listed records to be in compliance with the established retention requirements specified in Resolution No. 7170. I have also determined that the subject records no longer have any administrative, legal, evidential, fiscal, or research and historical value. I hereby consent to their destruction and to the department-proposed method of destruction unless otherwise noted below.

Finance Director

Date

City Attorney

I have reviewed the list of records described in the attached request for destruction and have found the listed records to be in compliance with the established retention requirements. I have also determined that the subject records no longer have any administrative, legal, evidential, fiscal, or research and historical value. I hereby consent to their destruction.

City Attorney

Date

EXHIBIT C

CERTIFICATE OF DESTRUCTION

I hereby certify that the destruction of the records described in the attached list was approved by the Hawthorne City Clerk on 07-____-2026 _____ and by the City Attorney on 07-____-2026 pursuant to the authority provided by Hawthorne City Council Resolution No. 7170. These records were destroyed in my presence by placing providing these documents to South Bay Document Recycling and Destruction for shredding at their place of business.

City Clerk

Date

I hereby certify that, pursuant to the foregoing authority, the records described in the attached list as requested by Finance Department were picked-up by South Bay Document Destruction on (date) _____. I further certify that the method of destruction used was shredding by South Bay Document Destruction and that I or the Deputy City Clerk or the designated representative of the Chief of Police supervised the destruction of said records by personally providing said records to the bonded South Bay Document Destruction employee to be shredded at their facility.

Signature

Title

Date

This certification must be completed and signed by the person supervising the destruction of records and the original form must be filed with the City Clerk to be maintained as a permanent record attached to the original Request for Destruction of Records and Destruction List Approval forms.



AGENDA ITEM NO. 8.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8620 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE APPROVING THE APPLICATION FOR CLIMATE BOND GRANT FUNDS FOR URBAN GREENING PROGRAM FOR THE WATER TOWER PARK DEVELOPMENT.

RECOMMENDED MOTION:

Staff recommends that the City Council approve Resolution No. 8620.

DISCUSSION:

This resolution will allow the Public Works Department to apply for grant funding from the Urban Greening Program to support the development of the Water Tower Park.

The Water Tower Park at 4623 Michu Lane will bring vital outdoor recreation to a densely populated underserved neighborhood. Key features include:

- Inclusive Playground with adaptive and sensory play equipment.
- Multi-Sport Court supporting basketball and pickleball.
- Walking Trail with Fitness Stations to promote health and wellness.
- Shaded Picnic and Gatherine Area for families and community events.
- Sustainable Landscaping and Tree Planting to reduce heat and improve air quality.
- Lighting and Accessibility Features to ensure safety and inclusivity for all users.

All grants from the Urban Greening Program require a resolution of the City's governing body to be approved for funding.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The Water Tower Park project will stimulate economic development by attracting regional visitors and by increasing foot traffic to local businesses.

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

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

ATTACHMENTS

Resolution 8620

RESOLUTION NO. 8260

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE APPROVING THE APPLICATION FOR CLIMATE BOND GRANT FUNDS FOR URBAN GREENING PROGRAM FOR THE WATER TOWER PARK DEVELOPMENT.

WHEREAS, the Legislature and Governor of the State of California have provided Climate Bond funds for the project shown above; and

WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures established by the California Natural Resources Agency require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the State; and

WHEREAS, the applicant, if selected, will enter into an agreement with the State of California to carry out the above project.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne approves the filing of an application for the Water Tower Park Development.

SECTION 2. The applicant understands the assurances and certification in the application.

SECTION 3. The applicant or title holder will have sufficient funds to develop, operate and maintain the project consistent with the land tenure requirements; or will secure the resources to do so.

SECTION 4. The applicant will comply with the prevailing wage provisions of the California Labor Code

SECTION 5. The project will comply with any applicable laws and regulation including, but not limited to, the California Environmental Quality Act (CEQA), legal requirements for building codes, health and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable licenses and permits will have been obtained

SECTION 6. The applicant will work towards the Governor’s State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1.

SECTION 7. Appoints the Director of Public Works, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

PASSED, APPROVED AND ADOPTED this 14th day of July, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 9.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8621 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING AND UPDATING THE ADMINISTRATIVE CITATION SCHEDULE ("SCHEDULE") FOR VIOLATIONS RELATING TO CHAPTER 10.78 (ELECTRIC BICYCLE REGULATIONS) OF THE HAWTHORNE MUNICIPAL CODE, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

Staff recommends that the City Council adopt Resolution No. 8621.

DISCUSSION:

Hawthorne Municipal Code Section 1.20.030 provides that any violation of the City Code may be punishable as a misdemeanor, an infraction or as a civil administrative action in the discretion of the City Attorney or City Prosecutor. The Administrative Citation or "Bail" Schedule establishes administrative fines for violations of specified sections of the Hawthorne Municipal Code. If a code section is not listed in the Schedule, violations are subject to the default administrative fine amounts of \$100 for a first offense, \$200 for a second offense, and \$500 for a third offense within a twelve (12) month period.

Proposed Ordinance No. 2266 adds Chapter 10.78 (Electric Bicycle Regulations) to the Hawthorne Municipal Code to regulate unsafe electric bicycle and motorized bicycle operation. Because Chapter 10.78 is newly added to the Hawthorne Municipal Code, it is not currently listed in the Schedule. Absent an amendment to the Schedule, administrative citations for violations of Chapter 10.78 would be subject to default administrative fine amounts, e.g., \$100, \$200, and \$500.

Unsafe electric bicycle and motorized bicycle operation presents unique and heightened risks to pedestrians, riders, motorists, and other members of the public within sidewalks, roadways, and other public spaces. Accordingly, staff recommends adding Chapter 10.78 to the Schedule with enhanced administrative fine amounts to deter unsafe conduct, promote compliance, and protect public health and safety.

The proposed resolution would amend the Schedule to establish fines for violations of Chapter 10.78 in the amount of \$500 for a first offense, \$750 for a second offense (within thirty-six (36) months), and \$1,000 for a third and subsequent offense (within thirty-six (36) months). The proposed resolution would establish a thirty-six (36) month "look-back" period for Chapter 10.78, rather than the default twelve (12) month "look-back" period generally applicable to violations not otherwise specified in the Schedule.

All changes are reflected in bold on the Schedule, attached as Exhibit A to Resolution No. 8621.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

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

ATTACHMENTS

Resolution No. 8621

Exhibit A

RESOLUTION NO. 8621

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING & UPDATING ADMINISTRATIVE CITATION SCHEDULE FOR CHAPTER 10.78 OF THE HAWTHORNE MUNICIPAL CODE

WHEREAS, on April 26, 2015, the City Council of the City of Hawthorne adopted Ordinance No. 1810 establishing administrative procedures and penalties for violations of the City of Hawthorne Municipal Code;

WHEREAS, Ordinance No. 1810 provides for a fine to be imposed and paid by a person issued a citation for a particular violation of the City of Hawthorne Municipal Code in an amount set forth in the Administrative Citation Schedule established by resolution of the City Council of the City of Hawthorne;

WHEREAS, on May 10, 2005, the City Council adopted Resolution No. 6953 establishing an Administrative Citation Schedule to indicate the bail amount for the first, second and third offenses;

WHEREAS, on May 24, 2005 and June 14, 2005, the City Council adopted Resolution No. 6957 and 6961, respectively, adding to the Administrative Citation Schedule to indicate the bail amount for first, second and third violations of newly enacted municipal code sections;

WHEREAS, on July 25, 2007 and June 26, 2007, the City Council adopted Resolution No. 7050 and 7124, respectively, amending to the Administrative Citation Schedule to modify the bail amount for first, second and third violations of specified municipal code sections;

WHEREAS, on March 27, 2018, the City Council adopted Resolution No. 7977, to amend and update the Administrative Citation schedule to modify the bail amount for first, second, and third violations of specified municipal code sections;

WHEREAS, on November 26, 2019, the City Council adopted Resolution No. 8145, to amend and update the Administrative Citation schedule to modify the bail amount for first, second, and third violations of specified municipal code sections;

WHEREAS, on February 25, 2020, the City Council adopted Resolution No. 8157, to amend and update the Administrative Citation schedule to modify the bail amount for first, second, and third violations of specified municipal code sections;

WHEREAS, there is a need to once again amend and update the Administrative Citation Schedule because the City Council has adopted Chapter 10.78 (Electric Bicycle Regulations) of the Hawthorne Municipal Code, and Chapter 10.78 is not currently listed in the Administrative Citation Schedule;

WHEREAS, the City Council finds that enhanced administrative citation penalties for violations of Chapter 10.78 are necessary to deter unsafe conduct, promote compliance, and protect public health and safety;

WHEREAS, the City Council further finds that a thirty-six (36) month “look-back” period for violations of Chapter 10.78 is appropriate due to heightened the public safety concerns associated with unsafe electric bicycle and motorized bicycle operation;

WHEREAS, the City Council of the City of Hawthorne wishes to amend the administrative citation schedule as recommended by staff.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. The City Council hereby adopts the Administrative Citation Schedule (originally adopted by Resolution No. 6953) attached hereto as Exhibit “A.”

SECTION 3. CEQA. The City Council hereby concurs with staff’s determination and hereby finds that the adoption of this Resolution is a type of organizational activity involving the administration of the City that does not have the possibility to have a direct or indirect effect on the environment and is therefore exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to Title 14, California Code of Regulations, Section 15378(b)(5). In addition, the actions taken by this Resolution are not a “project” under CEQA because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment and is also exempt from CEQA pursuant to the “common sense” exemption because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Title 14, California Code of Regulations, Section 15061(b)(3)).

SECTION 4. City Clerk. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and her certification to be entered into the Book of Resolutions of the Council of the City.

SECTION 5. Effective Date. This Resolution shall be in full force and effect immediately upon passage and adoption thereof.

PASSED, APPROVED AND ADOPTED this ____th day of July, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California

CITY OF HAWTHORNE

ADMINISTRATIVE CITATION

GENERAL BAIL SCHEDULE

The Hawthorne Municipal Code Section 1.20.030 provides that any violation of the City Code may be prosecuted as a misdemeanor, as an infraction or as a civil administrative action in the discretion of the city attorney or city prosecutor. Pursuant to California Government Code Section 36900(b), every violation of the Hawthorne Municipal Code determined to be a misdemeanor is punishable by a fine of not more than One Thousand (\$1,000.00) Dollars, or by imprisonment for a period of not more than six (6) months, or by both such fine and imprisonment. Further, every violation of the Hawthorne Municipal Code determined to be an infraction is punishable by: (1) a fine not exceeding One Hundred dollars (\$100) for a first violation; (2) a fine not exceeding Two Hundred dollars (\$200) for a second violation of the same Code provision within one year; (3) a fine not exceeding Five Hundred dollars (\$500) for each additional violation of the same Code provision within one year except as otherwise provided by City Council or as otherwise provided in the City of Hawthorne Administrative Citation General Bail Schedule. **Notwithstanding the default twelve (12) month repeat-violation period set forth in this Schedule, violations of Chapter 10.78 (Electric Bicycle Regulations) shall be subject to a thirty-six (36) month repeat-violation period. A second violation of the same provision of Chapter 10.78 within thirty-six (36) months shall be subject to a second-violation bail amount, and each additional violation of the same provision of Chapter 10.78 within thirty-six (36) months shall be subject to the third-violation bail amount.** City officers delegated the responsibility of issuing administrative citations are code enforcement officers, building and safety officers and employees, public works officers and employees, animal control officers, any other city officer or employee designated by the city manager, pursuant to HMC Section 1.20.040. The City officer who issues the citation shall indicate the Code section or provision that was violated. For repeated offenses of the same Code section or provision within one calendar year, the officer will indicate the repeated offense by adding the number of repeated offenses in parentheses after the Code Section number. (For example, a second offense of HMC Section 2.22.125 would read: 2.22.125 /(2)).

Note: Unless otherwise provided by City Council, bail for any violation of the Hawthorne Municipal Code for which no provision is made in this schedule shall be in the amount of One Hundred (\$100.00) Dollars for a first violation; Two Hundred (\$200.00) for a second violation of the same code provision within a twelve month period; and Five Hundred (\$500.00) Dollars for each additional violation of the same code provision within a twelve month period.

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
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1.22.030	Penalties for Infractions Pursuant to Government Code Section 36900	\$100	\$200	\$500
2.06.190	Disrupting City Council Meetings	\$100	\$200	\$500
2.22.125	Smoking Prohibited in Parks	\$50	\$100	\$250
2.22.130 (A-U)	Unlawful Conduct in Parks	\$100	\$200	\$500
2.22.130(A-S)	Unlawful Conduct in Parks	\$100	\$200	\$500
2.22.140	Dogs in Glasgow Park	\$100	\$200	\$500
2.24.030	Use of Parks for Organized Assemblies	\$100	\$200	\$500
2.24.130	Sales for Profit	\$100	\$200	\$500
2.24.140	Violation of Permit	\$100	\$200	\$500
2.24.145	Recreation Reservations & Permits	\$100	\$200	\$500
2.24.150	Amplified Sound Prohibited	\$100	\$200	\$500
2.24.160	Playing Golf on Parks Prohibited	\$100	\$200	\$500
2.24.170	Model Airplanes at Parks	\$100	\$200	\$500
2.24.190	Riding of Bicycles and Animals in Parks	\$100	\$200	\$500
2.24.200	Standards & Guidelines	\$100	\$200	\$500
2.24.210	No Animals Allowed in Parks	\$100	\$200	\$500
2.24.220(A-C)	Marking, Injuring or Disturbing Structures in Parks	\$100	\$200	\$500
2.24.230	Fires	\$100	\$200	\$500
2.24.250	Parks Closed	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
2.26.030B	Hours of Operation for Public Skate Park Facility	\$100	\$200	\$500
2.26.040B	Prohibited Conduct	\$100	\$200	\$500
2.26.060B	Protective Gear at Skate Park Facility	\$100	\$200	\$500
5.02.010, 5.02.080, 5.08.010, 5.08.020, 5.10.010, 5.12.010, 5.20.030 (A&B)	License Required for Advertising Vehicles	\$100	\$200	\$500
5.20.050(A), 5.28.010, 5.28.030, 5.28.050, 5.28.120	Used Car Dealers must have Fixed Place of Business	\$100	\$200	\$500
5.28.130(D&E)	Conditions of Premises for Used Car Dealers	\$100	\$200	\$500
5.32.020	Permit Required for Pool Tables	\$100	\$200	\$500
5.34.010, 5.34.040	License Required for Carnivals and Fairs	\$100	\$200	\$500
5.34.060, 5.34.090, 10.72.040	Prohibition on Standing in the Roadway	\$100	\$200	\$500
5.40.020, 5.42.030, 5.42.050, 5.42.060, 5.52.020(A-D)	License Required for Pawnbrokers and Secondhand Dealers	\$100	\$200	\$500
5.40.050	Requirements for Dine and Dance Restaurant	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
5.40.060(B)	Entertainment Permit Required	\$100	\$200	\$500
5.46.010	Garage Sale Permit Required	\$100	\$200	\$500
5.52.060(A&B)	Reports Required from Pawnbrokers and Secondhand Dealers	\$100	\$200	\$500
5.52.120, 5.54.010	Regulations for Pay Toilets	\$100	\$200	\$500
5.56.010 (A-J)	Requirements for Peddlers Licenses	\$100	\$200	\$500
5.56.030(A) (1 & 2)	Requirements for Solicitors Licenses	\$100	\$200	\$500
5.57.020	Vending Prohibited on Private Property	\$100	\$200	\$500
5.57.030	Sales from Human-Powered Devices Prohibited	\$100	\$200	\$500
5.57.040 (A-Q)	Regulations for Vending from Vehicles	\$100	\$200	\$500
5.58.020	License Required for Massage Parlors	\$100	\$200	\$500
5.58.060	Unlicensed Massage Technicians Prohibited	\$100	\$200	\$500
5.60.020	License Required for Massage Technicians	\$100	\$200	\$500
5.60.030	Identification for Massage Technicians Required	\$100	\$200	\$500
5.70.010 (A-C)	Regulations for House Numbering	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
5.74.030,	Permit Required for automobile for hire and taxicab drivers	\$100	\$200	\$500
5.78.020	Vending Machine License Fee	\$100	\$200	\$500
5.78.050	Vending Machine License Display	\$100	\$200	\$500
5.78.060	Vending Machine Liability Insurance	\$100	\$200	\$500
5.82.010	Signs-Gasoline Sales- Posting of Price	\$100	\$200	\$500
5.88.010(A)	Unit Price Marking on packaged consumer N/A	\$100	\$200	\$500
5.90.020	Alarm System Permit Required	\$100	\$200	\$500
5.90.110	Collection of Delinquent Alarms Fees and Charges	\$100	\$200	\$500
5.94.020	Permit Required for Towing Businesses	\$100	\$200	\$500
5.96.010	Permit Required for Filming	\$100	\$200	\$500
6.04.030	Refusal to Surrender Stray Animals to Director of Bureau of Animal Services	\$100	\$200	\$500
6.04.070	Failure to Pay Animal Registration Fee	\$100	\$200	\$500
6.04.084	Interference with Duties of Director of Animal Services	\$100	\$200	\$500
6.08.010	Animals at large	\$100	\$200	\$500
6.10.010	Animal excreta nuisances prohibited	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
6.12.020	Dog License Required	\$100	\$200	\$500
6.12.050	Metal Tag to be worn by Dogs	\$100	\$200	\$500
6.12.140	Requirement of Dog Registration to be paid	\$100	\$200	\$500
6.16.010	Dangerous Animals	\$100	\$200	\$500
6.16.015	Provisions for attack dogs	\$100	\$200	\$500
6.16.020	Keeping of Diseased Animals	\$100	\$200	\$500
6.16.030 (A&B)	Requirement to Surrender Animal Suspected of having Rabies	\$100	\$200	\$500
6.16.040	Requirement to Report Dog Bites	\$100	\$200	\$500
6.20.010	Requirement of Rabies Vaccine	\$100	\$200	\$500
6.20.020 (A&B)	Requirement of Revaccination	\$100	\$200	\$500
6.20.030	Rabies Certificates from Veterinarians	\$100	\$200	\$500
6.24.015 (A-X)	Animal Care – Requirements for Owners and Animal Establishments	\$100	\$200	\$500
6.24.020(A)	Requirement to Obtain Permit to Keep Certain Animals	\$100	\$200	\$500
6.24.030 (A)	Requirement of Keeping Certain Animals a Certain Distance from Property Lines	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
6.24.050	Prohibition of Crowing Roosters	\$100	\$200	\$500
6.24.060	Requirements for Keeping of Bees	\$100	\$200	\$500
6.24.070	Animals to be kept in Clean and Sanitary Conditions	\$100	\$200	\$500
6.24.080	Regulations for Keeping of Manure	\$100	\$200	\$500
6.24.090	Removal of Manure Bins	\$100	\$200	\$500
6.24.100	Requirement to keep Manure Bins Clean	\$100	\$200	\$500
6.25.015	Unlawful to Keep Barking Dog	\$100	\$200	\$500
6.27.030	Displaying of certain animals prohibited	\$100	\$200	\$500
6.28.010	Transporting Animals on Motor Vehicles	\$100	\$200	\$500
8.12.030	tampering with city owned vegetation prohibited	\$100	\$200	\$500
8.12.070	Unsafe or hazardous vegetation prohibited	\$100	\$200	\$500
8.14.020	Removal of weeds and waste-Duty of owner or in possession	\$100	\$200	\$500
8.14.030	Duty of Owner - Keep Premises Clean	\$100	\$200	\$500
8.16.020	Unlawful to Deposit or Bury	\$100	\$200	\$500
8.16.030	Unlawful to Permit Garbage to Collect	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
8.16.040	Garbage & Receptacle Placement	\$100	\$200	\$500
8.16.050	Receptacle Must be Kept Clean	\$100	\$200	\$500
8.16.060	Garbage & Waste Matter to be placed in receptacle	\$100	\$200	\$500
8.16.070	Who May Collect Garbage	\$100	\$200	\$500
8.16.100	Dead Animals	\$100	\$200	\$500
8.16.180	Scavenging Prohibited	\$100	\$200	\$500
8.17.050A	Scavenging Prohibited	\$100	\$200	\$500
8.17.020B(A-G)	Commercial Generators Requirements (Various)	\$250	\$500	\$1000
8.17.030B (A-E)	Large Events and Large Venues Requirements (Various)	\$250	\$500	\$1000
8.17.040B (B)(1) and (2)	Provision for Self Haulers	\$250	\$500	\$1000
8.17.050B (B) & (C)	Authorized Haulers	\$250	\$500	\$1000
8.18.010	Prohibited Collection of Refuge	\$100	\$200	\$500
8.20.030	Prohibited Public Nuisance Conditions	\$250	\$500	\$750
8.20.030(A.1)	Improper Grading	\$250	\$500	\$750
8.20.030(A.2)	Construction for	\$250	\$500	\$750

	unreasonable period of time not permitted			
8.20.030(A.3)	Abandoned building causing nuisance	\$250	\$500	\$750
8.20.030(A.4)	Unimproved land causing public nuisance	\$250	\$500	\$750
8.20.030(A.5)	Abandoned personal property causing public nuisance	\$250	\$500	\$750
8.20.030(A.6)	Interior structure in a state of dilapidation, deterioration or disrepair causing public nuisance not permitted	\$250	\$500	\$750
8.20.030(A.7)	Exterior Structure in a state of dilapidation, deterioration or disrepair causing public nuisance not permitted.	\$250	\$500	\$750
8.20.030(A.8)	Clothesline front yard area not permitted.	\$50	\$100	\$250
8.20.030(A.9)	Obstruction causing public nuisance prohibited.	\$250	\$500	\$750
8.20.030(A.10)	Missing or broken windows, doors and screen prohibited.	\$250	\$500	\$750
8.20.030(A.11)	Boarded buildings exceeds time limit.	\$250	\$500	\$750
8.20.030(A.12)	Overgrown vegetation/weeds prohibited.	\$250	\$500	\$750
8.20.030(A.13)	Dead vegetation/weeds	\$250	\$500	\$750

	prohibited.			
8.20.030(A.14)	Any attractive form of public nuisance is prohibited.	\$250	\$500	\$750
8.20.030(A.15)	Items of junk, trash, debris, or other personal property.	\$250	\$500	\$750
8.20.030(A.16)	Garbage cans, yard waste containers.	\$250	\$500	\$750
8.20.030(A.17)	Accumulating of flammable, combustible material not permitted.	\$250	\$500	\$750
8.20.030(A.18)	Exceeding the permissible gross vehicle weight on public and private property.	\$250	\$500	\$750
8.20.030(A.19)	Abandoned, dismantled, inoperable or wrecked vehicles.	\$250	\$500	\$750
8.20.030(A.20)	Unlawful vehicle storage prohibited.	\$250	\$500	\$750
8.20.030(A.21)	Storage of construction equipment prohibited.	\$250	\$500	\$750
8.20.030(A.22)	Unlawful and or damaged signs prohibited.	\$250	\$500	\$750
8.20.030(A.23)	Unlawful usage and or damaged temporary structured not permitted.	\$250	\$500	\$750
8.20.030(A.24)	Encroachment or obstruction of public property prohibited.	\$250	\$500	\$750

8.20.030(A.25)	Graffiti prohibited.	\$250	\$500	\$750
8.20.030(A.26)	Storage of hazardous or toxic materials or substances prohibited.	\$250	\$500	\$750
8.20.030(A.27)	Failure to provide and maintain adequate weather protection prohibited.	\$250	\$500	\$750
8.20.030(A.28)	Discharge of any substance or material to city storm sewer system prohibited.	\$500	\$750	\$1000
8.20.030(A.29)	Maintenance of tarp or similar covering for land use.	\$250	\$500	\$750
8.20.030(A.30)	Maintenance of tarp or similar covering on or over any roof of any structure.	\$250	\$500	\$750
8.20.030(A.31)	Unsanitary, polluted or unhealthful pools, ponds, standing water or excavation containing water prohibited.	\$250	\$500	\$750
8.20.030(A.32)	Property maintenance out of harmony.	\$250	\$500	\$750
8.20.030(A.33)	Blighted property.	\$250	\$500	\$750
8.20.030(A.34)	Blighted Vacancies.	\$500	\$750	\$1000
8.20.030 B	Blighted building structure.	\$250	\$500	\$750
8.20.030 C	Unsafe building structure.	\$250	\$500	\$750
8.20.030 D	Unlawful usage of building prohibited.	\$250	\$500	\$750

8.20.030 E	Activity constituting a public nuisance.	\$250	\$500	\$750
8.20.030 F	Misuse of building or structure not permitted.	\$250	\$500	\$750
8.21.030	Requirement for Cleaning Schedule	\$100	\$200	\$500
8.22.030	Graffiti prohibition	\$100	\$200	\$500
8.22.040	Possession of graffiti implement	\$100	\$200	\$500
8.22.050	Removal of graffiti	\$100	\$200	\$500
8.32.070	Limitation of Recreation Fires	\$100	\$200	\$500
8.34.020	Permit required for sale or public display of fireworks	\$100	\$200	\$500
8.34.123	Financial Reporting - Fireworks Sales	\$100	\$200	\$500
8.34.126	Restrictions Discharge of Fireworks - PROW	\$250	\$500	\$750

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
8.34.180	Prohibited types of fireworks	\$100	\$200	\$500
8.34.180(A-D, F)	Prohibited types of fireworks	\$1,000	\$1,000	\$1,000
8.34.220	Minors Using Fireworks must be supervised by Adults	\$100	\$200	\$500
8.34.220	Supervision of Minors by Adults	\$500	\$500	\$500
8.36.050	Users of Hazardous Materials - Disclosure	\$100	\$200	\$500
8.38.020(B)	Prohibition on Drinking in Public Place	\$100	\$200	\$500
8.40.010 (A-D) and (D) (1), (E) (1-3), (F) and (G), (H) (1 – 3, (I) – (L), (M) (1 – 3), (N), (O) (1-5, (P), and (Q)	Property Maintenance Requirements	\$100	\$200	\$500
8.44.030	Liability for Unauthorized Disposal or Release	\$250	\$500	\$750
8.48.020	Prohibition of smoking in city-owned facilities	\$100	\$200	\$500
8.50.0202	Illicit Discharges	\$100	\$200	\$500
8.50.030	Illicit Connection	\$100	\$200	\$500
8.50.040	Control of Pollutants - Industrial Sites	\$100	\$200	\$500
8.50.050	Spills, dumping and Disposal	\$100	\$200	\$500
8.60.022 (a-k)	Water Use Restrictions	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
9.24.020 (A-D)	Display of Sexually Explicit Material Prohibited	\$100	\$200	\$500
9.32.020	Bill Posting Prohibited	\$100	\$200	\$500
9.32.040	Distribution Where Property Posted	\$100	\$200	\$500
9.32.050, 9.32.060, 9.32.070	Handbill distribution prohibited in public places/On vehicles/On vacant premises	\$100	\$200	\$500
9.32.080	Handbill Placement	\$100	\$200	\$500
9.32.090	Handbill Distribution Prohibited on Inhabited Premises	\$100	\$200	\$500
9.32.100 (A & B)	Identification on Handbills Required	\$100	\$200	\$500
9.34.010	Noisy animals	\$100	\$200	\$500
9.34.020	Amplified Sound Prohibited	\$100	\$200	\$500
9.35.010	Loud Noise Disturbance	\$100	\$200	\$500
9.36.020	Registration of Sound Trucks	\$100	\$200	\$500
9.39.040	Community Events Permits Required	\$100	\$200	\$500
9.42.020	Drug Activity at Rental Housing	\$250	\$500	\$750
9.43.020 (A-E)	Regulation of Skateboards & Roller skates	\$100	\$200	\$500
9.48.010	Injury to Public Property	\$100	\$200	\$500
9.48.020	Injury to Real Property	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
9.48.030	Throwing Stones	\$100	\$200	\$500
9.50.010	Encroachment on city property	\$100	\$200	\$500
9.52.010	Tampering with Sewer	\$250	\$500	\$750
9.52.020	Obstructing Waterway	\$100	\$200	\$500
9.54.010	Mutilating Flood Control Work	\$250	\$500	\$750
9.54.020	Obstructing Flood Control Property	\$250	\$500	\$750
9.56.010	Unauthorized Gas Connection	\$100	\$200	\$500
9.60.010	Marking, Injuring City Landmarks	\$1,000	\$1,000	\$1,000
9.64.020	Peddling Near Schools Prohibited	\$100	\$200	\$500
9.65.020	Prohibition on Aggressive Solicitation	\$100	\$200	\$500
9.74.020(B)	Parents Knowing Permitting Curfew Violation	\$500	\$750	\$1,000
9.79.010	Discharge of Firearms	\$100	\$200	\$500
9.98.010 (A-E)	Sale & Display of Narcotic Paraphernalia	\$100	\$200	\$500
10.24.010 (A-D)	Designation of Curb Colors	\$100	\$200	\$500
10.36.030	All night parking prohibited	\$100	\$200	\$500
10.36.050	Use of Streets for Storage of Vehicles	\$100	\$200	\$500
10.36.055	Regulate Parking of Vehicles by Repair Places	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
10.36.060	Parking of Commercial Vehicles	\$100	\$200	\$500
10.36.070	Requirements for Parking of Advertising Vehicles	\$100	\$200	\$500
10.36.080	Standing on City-Owned Property Prohibited	\$100	\$200	\$500
10.36.160	Repair of Vehicles on Streets Prohibited	\$100	\$200	\$500
10.36.190	Parking and/or Storage of Large Vehicles Prohibited	\$250	\$500	\$750
10.38.030	Prohibition of Parking on Preferential Streets	\$100	\$200	\$500
10.62.020 (A-D)	Dockless Shared Mobility Devices Prohibitions	\$100	\$200	\$300
10.68.010	Declaration of Nuisance(Vehicle Abatement)	\$100	\$200	\$500
10.69.010	Parking of Trailers or semitrailers	\$100	\$200	\$500
10.72.020	Pedestrians required to use Crosswalk	\$100	\$200	\$500
10.72.030	Pedestrian Prohibition on Crossing Roadway at Other than Right Angles	\$100	\$200	\$500
10.72.050	Prohibition of Sitting, Lying or Sleeping on Streets and Sidewalks	\$100	\$200	\$500
10.72.060	Obstructing Entrances to any Business Establishment Prohibited	\$100	\$200	\$500
10.72.070	Obstructing Pedestrian Passage Prohibited	\$100	\$200	\$500

10.76.010	Bicycle License Required	\$25	\$50	\$100
10.76.100 (A) (1&2)	Removal of Bicycle License Prohibited	\$25	\$50	\$100
10.77.020	Parking of Bikes on Sidewalk Prohibited	\$25	\$50	\$100
10.77.060	Bicycles Must be Parked in Bike Racks	\$25	\$50	\$100
10.77.080	Removal of Bike Racks when not in use	\$25	\$50	\$100
10.78.020	Electric and Motorized Bicycle Operation Restrictions (36 Month Lookback Period)	\$500	\$750	\$1,000

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
10.80.015(A-C)	Airport Rules and Regulations	\$100	\$200	\$500
10.80.030	Commercial Use of Airport	\$100	\$200	\$500
10.80.075	Rubbish	\$100	\$200	\$500
10.80.080	Dogs and Other Animals not Permitted at Airport	\$100	\$200	\$500
10.80.100	Intoxicated or Drugged Condition	\$100	\$200	\$500
10.80.110	Unauthorized Use of Aircraft	\$100	\$200	\$500
10.80.115	Repairs at Airport	\$100	\$200	\$500
10.80.150	Intoxicating Liquor at Airport	\$100	\$200	\$500
10.80.160	Destructive Nuisance & Waste Disposal	\$250	\$500	\$750
10.80.165	Fire Regulations at Airport	\$100	\$200	\$500
10.80.170	Firearms at Airport	\$100	\$200	\$500
10.80.175	Pedestrians At Airport	\$100	\$200	\$500
10.80.208	Negligent Operation at Airport	\$100	\$200	\$500
10.80.243	Airport Special Events Permit Required	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
10.87.020 (A&B)	Sleeping Prohibited in Mobile Homes on Streets	\$100	\$200	\$500
10.87.030	Prohibitions on Sleeping in Mobile Homes	\$100	\$200	\$500
10.87.040 (A-F)	Regulations for Sleeping in Mobile Homes	\$100	\$200	\$500
12.04.031	Maintenance and Repair of Sidewalks	\$250	\$500	\$750
12.16.020	Encroachment Permit Required	\$100	\$200	\$500
12.20.010	Fences, Signs & Trees at intersections	\$100	\$200	\$500
12.24.010	Prohibition on Obstructing Sidewalk	\$100	\$200	\$500
12.28.010	Discharge of Certain Substances Prohibited	\$500	\$750	\$1,000
12.28.010	Discharge of Certain Substances Prohibited	\$250	\$500	\$750
12.28.020	Discharge of Water Prohibited	\$100	\$200	\$500
12.30.010 (A-C)	Discharge of Debris on Streets or Sidewalks	\$100	\$200	\$500
12.30.010(A)	Discharge of Debris on Streets or Sidewalks	\$100	\$200	\$500
12.31.011	Deposit of Bulky Waste on Sidewalk	\$500	\$750	\$1,000
12.32.020(A&B)	Location of Bus Benches Designated	\$100	\$200	\$500
12.32.030	Permit Required for Bus Benches	\$100	\$200	\$500
12.32.060	Prohibition on Cross-Connections	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
12.32.140(A-D)	Bus Bench Identification Requirements	\$100	\$200	\$500
13.40.010	Prohibition on Water Damage	\$100	\$200	\$500
13.56.010	Permit Required for Sewer Connections	\$100	\$200	\$500
15.14.010(A)	Erection of Temporary Fencing	\$100	\$200	\$500
15.14.020	Restrictions on hours of construction	\$100	\$200	\$500
15.20.020	Permit Required for Advertising Structure	\$100	\$200	\$500
15.60.110(A)	Requirements for Construction Site Security	\$100	\$200	\$500
15.60.140	Building Security Requirements	\$100	\$200	\$500
17.10.100	Limitation of land use	\$100	\$200	\$500
17.14.020(B) (1-3) & (B) (4) (A-C)	Permitted Uses in R-1 Zone	\$250	\$500	\$750
17.14.120 (A) (1), (B) (1) & (C) (1)	Ambient Noise Level in R-1 Zone	\$100	\$200	\$500
17.16.120 (A) (1), (B) (1), (C) (1)	Ambient Noise Level in R-2 Zone	\$100	\$200	\$500
17.18.110 (A) (1), (B) (1), (C) (1)	Ambient Noise Level in R-3 Zone	\$100	\$200	\$500
17.20.110(A) (1), (B) (1), (C) (1)	Ambient Noise Level in R-4 Zone.	\$100	\$200	\$500

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
17.20.030	Intrusions into Yards	\$100	\$200	\$500
17.20.130 (B.1,2), (C.1-3), (D.1-4), (E.1-11)	Accessory Dwelling Unit Requirements	\$250	\$500	\$750
17.25.020 (20) (b-e)	Permitted Uses, Automobile Sales in C-1 Zone	\$250	\$500	\$750
17.25.070(A) (1), (B) (1), (C) (1)	Ambient Noise Level in C-1 Zone	\$100	\$200	\$500
17.25.080	Exterior Color Requirements – C-1 Zone	\$250	\$500	\$750
17.26.030(A-J)	Permitted Uses in C-2 Zone	\$250	\$500	\$750
17.26.070 (A) (1), (B) (1), (C) (1)	Ambient Noise Level in C-2 Zone	\$100	\$200	\$500
17.28.070(A) (1), (B) (1), (C) (1)	Ambient Noise Level in C-M Zone	\$100	\$200	\$500
17.28.080	Exterior Color Requirements - C-M Zone	\$250	\$500	\$750
17.30.070	Exterior Color Requirements – M-1 Zone	\$250	\$500	\$750
17.32.070	Exterior Color Requirements – M-1 Zone	\$250	\$500	\$750
17.34.080	Exterior Color Requirements – M-2 Zone	\$250	\$500	\$750
17.35.000 (C.1) & C.2)	Prohibited Signs; Sign Requirements	\$100	\$200	\$500
17.35.010	Sign Permit Required	\$100	\$200	\$500
17.35.030(D), (E), (F), (I), (J), (K), (N), 17.35.100 (A) &	Restrictions on Signage	\$100	\$200	\$500

B)				
17.35.110	Sign for Commercial and Industrial Area	\$100	\$200	\$500
17.35.120(A)	Signs in Residential Zone	\$100	\$200	\$500
17.35.130(A)(1), (A)(3)	Restrictions on Personal Expression Signs in Residential Zones	\$100	\$200	\$500
17.35.160	Projection over Public Property and Sidewalk prohibited	\$250	\$500	\$750

Code Section	Offense	Bail 1st	Bail 2nd	Bail 3rd
17.35.220	Prohibited Signs	\$100	\$200	\$500
17.35.230 (A) (1-3) & (B) (1-4)	Restrictions on Temporary Signage	\$100	\$200	\$500
17.42.100 (A-K)	Permitted intrusion in required yard	\$100	\$200	\$500
17.58.030	Off-Street Parking Required	\$250	\$500	\$750
17.72.010	Home Occupation Permit	\$100	\$200	\$500
17.72.050	Prohibited Home Occupancies	\$100	\$200	\$500
17.72.050(A)	Auto repair as Business in a Residential Area Prohibited	\$250	\$500	\$750
85.106(a), 105, 105.8.1001.4, 1001.5, 1103, 1002, 1006.2.8, 1112	<u>Uniform Fire Code Sections</u> - Police officers, code enforcement officers, fire inspectors, city business license inspectors and senior public works inspectors are vested with the authority to arrest any person who violates any of the provisions of this chapter.	\$100	\$200	\$500



AGENDA ITEM NO. 10.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Planning

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8622 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, IN SUPPORT OF THE STUDY FINDINGS FROM THE STUDY FUNDED BY THE REGIONAL EARLY ACTION PLANNING (REAP) 2.0 GRANT, SPONSORED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND ADMINISTERED THROUGH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) AND AWARDED TO THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG).

RECOMMENDED MOTION:

Adopt and approve the resolution.

DISCUSSION:

The Commercial Redevelopment to Housing Study, entitled "Restock--South Bay Cities, Sustainable Pathways to Housing," is funded through a Department of Housing and Community Development (HCD) Regional Early Action Planning (REAP) 2.0 grant. The grant was administered by the Southern California Association of Governments (SCAG) and awarded to the South Bay Cities Council of Government (SBCCOG). Studio One Eleven and Kosmont Companies prepared the study that provides a roadmap for advancing infill housing on underutilized commercial sites, including identifying strategies to remove barriers to housing production.

Many South Bay communities have unique postwar suburban development patterns with an abundance of strip malls, regional malls, industrial parks, office centers, gas stations, car dealerships, and other uses that are currently experiencing a decline in demand or future obsolescence. This study explores how these sites can be opportunities to add much needed housing. Three participating cities, Hawthorne, Torrance, and Carson, each selected two sites within their jurisdictions for detailed redevelopment feasibility analysis. Input from developers was also incorporated to better understand development feasibility and challenges associated with different housing typologies within the South Bay. Overall, Studio One Eleven's study provides cities with practical concepts and technical guidance to support thoughtful site conversion to housing and inform planning efforts for the 7th Cycle Regional Housing Needs Allocation (RHNA).

Key Study Takeaways:

1. Housing redevelopment follows market strength
 - New housing is most likely to occur in areas with strong underlying market conditions, such as locations with higher rental rates and land values. Zoning changes alone do not ensure redevelopment if market demand is lacking.
2. Some commercial site types are more attractive for conversion
 - A significant share of RHNA capacity can be accommodated on underutilized commercial sites. However, certain site types are more consistently viable than others. For example, surface parking areas with few existing improvements and flexible physical layouts offer the

greatest flexibility for conversion. Mall parking lots emerged as key opportunity sites with high redevelopment viability while small corridor parcels are more challenging to convert due to the need for site aggregation.

3. Feasibility depends not only on density, but on the relationship between housing and parking.
 - “Gentle density” products, such as townhomes, are less expensive to build and are more economically feasible and therefore more likely to be built than larger-scale apartment buildings.
4. Place, quality, and design can expand suitability and feasibility.
 - Developers optimize projects by carefully considering place-making, design quality, and overall attractiveness, which can directly influence feasibility. Proximity to high-demand services and retailers expands feasibility opportunities and attracts developers.
5. Affordable housing requires public intervention.
 - Affordable housing on commercial sites will likely require land strategies, subsidies, and public-private partnerships. Any significant number of deed-restricted affordable units generally require subsidies to be financially viable. Land cost is also a critical factor as lower land values significantly improve a project’s ability to support affordable housing. For example, the Gable House development was able to acquire the land at a relatively low cost, which helped support a higher ratio of affordable units as part of the project.
6. Regulatory certainty and process shape outcomes.
 - Regulatory certainty, process speed, and local capacity are critical to unlocking commercial site redevelopment. Long entitlement timelines are one of the most significant barriers to housing.

Not all situations or development prototypes developed in the study are directly applicable to Hawthorne, but the two sites selected in Hawthorne for this study are currently identified in the City's 6th Cycle Housing Element Site Inventory as potential housing development sites. The findings of the study serve a useful purpose in describing the feasibility of various housing types in varying situations that can be applied to the 7th Cycle Housing Element, which is expected to get underway in 2027. The study provided a wide variety of development scenarios, several of which could help Hawthorne meet future RHNA obligations without further infringement on the character and density of established residential neighborhoods. The City's RHNA allocation for the 7th Housing Element Cycle is expected to increase over the 6th Cycle's number, so being prepared to achieve the goal without further degradation of our residential neighborhoods is a truly valuable resource.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Goal 4: Update Zoning Code for the 21st Century.

Goal 5: Develop a strategy for major developments.

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

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

ATTACHMENTS

Reso. No. 8622 and Study Report

RESOLUTION NO. 8622

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, IN SUPPORT OF THE STUDY FINDINGS FROM THE STUDY FUNDED BY THE REGIONAL EARLY ACTION PLANNING (REAP) 2.0 GRANT, SPONSORED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) AND ADMINISTERED THROUGH THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) AND AWARDED TO THE SOUTH BAY CITIES COUNCIL OF GOVERNMENTS (SBCCOG)

WHEREAS, The Regional Early Action Planning Grants (REAP) 2.0 program is a flexible program that seeks to accelerate progress toward state housing goals and climate commitments through a strengthened partnership between the state, its regions, and local entities. REAP 2.0 seeks to accelerate infill housing development, reduce vehicle miles traveled, increase housing supply at all affordability levels, affirmatively further fair housing, and implement adopted regional and local plans to achieve these goals.; and

WHEREAS, the REAP 2.0 grant is a program of the California Department of Housing and Community Development (HCD) and is administered locally by the Southern California Associations of Governments (SCAG); and

WHEREAS, SCAG awarded a REAP 2.0 allocation to the South Bay Cities Council of Governments (SBCCOG) for a study entitled “Restock—South Bay Cities, Sustainable Pathways to Housing,” and the COG selected Studio One Eleven to prepare the analysis and report with the help of Kosmont Companies; and

WHEREAS, The SBCCOG worked with the City of Hawthorne to select two sites for in-depth study, as well as the Cities of Torrance and Carson, and also selected sites throughout the South Bay region, to serve as prototypes for commercial to residential redevelopment that would serve as a useful resource to all South Bay cities in preparation for the next Housing Element Cycle; and

WHEREAS, SCAG forecasts that the next Regional Housing Needs Allocation (RHNA) in advance the 7th Cycle Housing Elements (2029-2037) will show an increase in housing allocated to every jurisdiction in the SCAG region; and

WHEREAS, The City of Hawthorne is interested in evaluating the REAP 2.0 study in support of meeting future RHNA without creating additional burdens on the residential neighborhoods of the City; and

WHEREAS, In addition to possibly applying prototypes from the REAP 2.0 study, the City is also encouraged to see the Study’s conclusion that the higher-density options are less economically viable than “gentle-density” options, and that this study can be used to support a development pattern for Hawthorne that is focused on the local circumstances, as opposed to standards imposed by the State Legislature.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. This resolution is an expression of support for the findings of the Study prepared by Studio One Eleven on behalf of the SBCCOG. In particular, those findings are summarized as follows:

1. Housing redevelopment follows market strength. New housing is most likely to occur in areas with strong underlying market conditions, such as locations with higher rental rates and land values. Zoning changes alone do not ensure redevelopment if market demand is lacking.
2. Some commercial site types are more attractive for conversion. A significant share of RHNA capacity can be accommodated on underutilized commercial sites. However, certain site types are more consistently viable than others. For example, surface parking areas with few existing improvements and flexible physical layouts offer the greatest flexibility for conversion. Mall parking lots emerged as key opportunity sites with high redevelopment viability while small corridor parcels are more challenging to convert due to the need for site aggregation.
3. Feasibility depends not only on density, but on the relationship between housing and parking. “Gentle density” products, such as townhomes are less expensive to build and are more economically feasible and therefore more likely to be built.
4. Place, quality, and design can expand suitability and feasibility. Developers optimize projects by carefully considering placemaking, design quality, and overall attractiveness, which can directly influence feasibility. Proximity to high demand services and retailers expands feasibility opportunities and attracts developers.
5. Affordable housing requires public intervention. Affordable housing on commercial sites will likely require land strategies, subsidy, and public-private partnerships. Any significant number of deed restricted affordable units generally require subsidy to be financially viable. Land cost is also a critical factor as lower land values significantly improve a project’s ability to support affordable housing. For example, the Gable House development was able to acquire the land at a relatively low cost, which helped support a higher ratio of affordable units as part of the project.
6. Regulatory certainty and process shape outcomes. Regulatory certainty, process speed, and local capacity are critical to unlocking commercial site redevelopment. Long entitlement timelines are one of the most significant barriers to housing. Cities can play a role by prioritizing sites through an RFP or similar process to help expedite regulatory approvals.

SECTION 3. CEQA. This resolution of support for the findings of the REAP 2.0 grant, sponsored by SCAG and awarded to the SBCCOG, is not a project under CEQA (Pub. Resources Code, § 21065).

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have passed this resolution, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the resolution would be subsequently declared invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This resolution shall take upon passage.

PASSED, APPROVED AND ADOPTED this 14th day of July, 2026.

ATTEST:

ALEX VARGAS, Mayor
City of Hawthorne, California

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM

DAVID CASERES,
City Attorney
City of Hawthorne, California

Exhibit A
Restock—South Bay Cities, Sustainable Pathways to Housing

SOUTH BAY CITIES

RESTOCK

Sustainable Pathways to Housing



SOUTH BAY CITIES
COUNCIL OF GOVERNMENTS



studioneleven



kosmont
companies



Acknowledgments



Funding for this study was provided by the Southern California Association of Governments (SCAG) through their Regional Early Action Planning (REAP) program.

South Bay Cities Council of Governments

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Jake Romoff, Project Coordinator
Shannon Heffernan, AICP, Principal Planner
Anne Tsai, Project Coordinator

Partner Cities



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Richard Garcia, Assistant Planner



City of Hawthorne

Gregg McClain, Planning Director
Paige Hansen, Development Analyst



City of Torrance

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Executive Summary

1.1 Overview

The South Bay is a diverse collection of 16 cities and unincorporated communities in the southwestern corner of Los Angeles County, ranging from coastal communities to inland urban centers, and home to approximately 1.1 million residents. The South Bay Cities Council of Governments (SBCCOG) serves as the regional planning and policy coordination body for these jurisdictions, working collaboratively on issues of shared importance including housing, transportation, and sustainability.

Sustainable South Bay Model

For more than two decades, SBCCOG has advanced a distinct vision for how a largely suburban, built-out region can grow sustainably. Rather than relying on the large-scale, transit-oriented density typical of more urban settings, SBCCOG's "sustainable suburban" model focuses on shortening the distance between where people live and the places they need to reach each day. It rests on two connected principles:

- **Land Use** - bringing origins and destinations closer together. Sustainable growth begins by locating new housing (origins) around dense clusters of the destinations people travel to most often: shops, services, jobs, schools, and gathering places. These clusters can be reinforced by a shared public facility offering high-speed internet access, shared technology, and training — creating 21st-century neighborhood centers that anchor complete neighborhoods, where most daily needs sit within a short, walkable distance (roughly a quarter to three-eighths of a mile) rather than along a car-oriented corridor.
- **Transportation** - connecting neighborhood centers with clean, right-sized mobility. Complete neighborhoods are linked to one another by zero-emission (ZE) micromobility — walking, bikes and

e-bikes, scooters, and neighborhood electric vehicles — supported by the Local Travel Network (LTN), a low-stress network of local streets built to carry the many short trips that connect neighborhoods to each other. Mobility hubs then provide access to regional transit and full-speed automobiles for the longer trips to destinations outside the South Bay.

Issues and Opportunities Today

Cities across the South Bay now face a fundamental challenge: accommodating substantial new housing growth within largely built-out communities while meeting State-mandated targets of the Regional Housing Needs Assessment (RHNA), with little vacant land remaining on which to place it.. At the same time, many existing commercial corridors and sites — particularly those for retail, office, and service commercial uses — are increasingly underutilized. Shifts in the commercial real estate market — driven by the growth of e-commerce and post-pandemic changes in work patterns — have led to rising retail vacancies, underperforming commercial centers, and reduced demand for some office and retail space. As a result, many of these sites are no longer operating at their highest and best use, creating both a challenge for cities and a meaningful opportunity for new housing.

Beyond simply meeting housing unit targets, SBCCOG's goals emphasize the importance of delivering **sustainable housing consistent with SBCCOG's model** — housing that is located in walkable and amenity-rich areas that support micromobility, reduce dependence on private internal combustion vehicles, and support complete, mixed-use neighborhoods. In the South Bay context, this requires aligning housing production with existing corridors, destinations, and mobility networks to create more livable and connected communities over time, so that meeting housing targets and building a

more sustainable region advance together rather than as competing goals.

Under California Housing Element law, cities must identify housing opportunity sites that are not only sufficient in capacity, but also **available, suitable, and feasible** for residential development within the planning period. In built-out environments like the South Bay, this increasingly requires cities to look beyond vacant land and intensification of existing residential properties and evaluate the realistic potential for redevelopment of underutilized commercial sites.

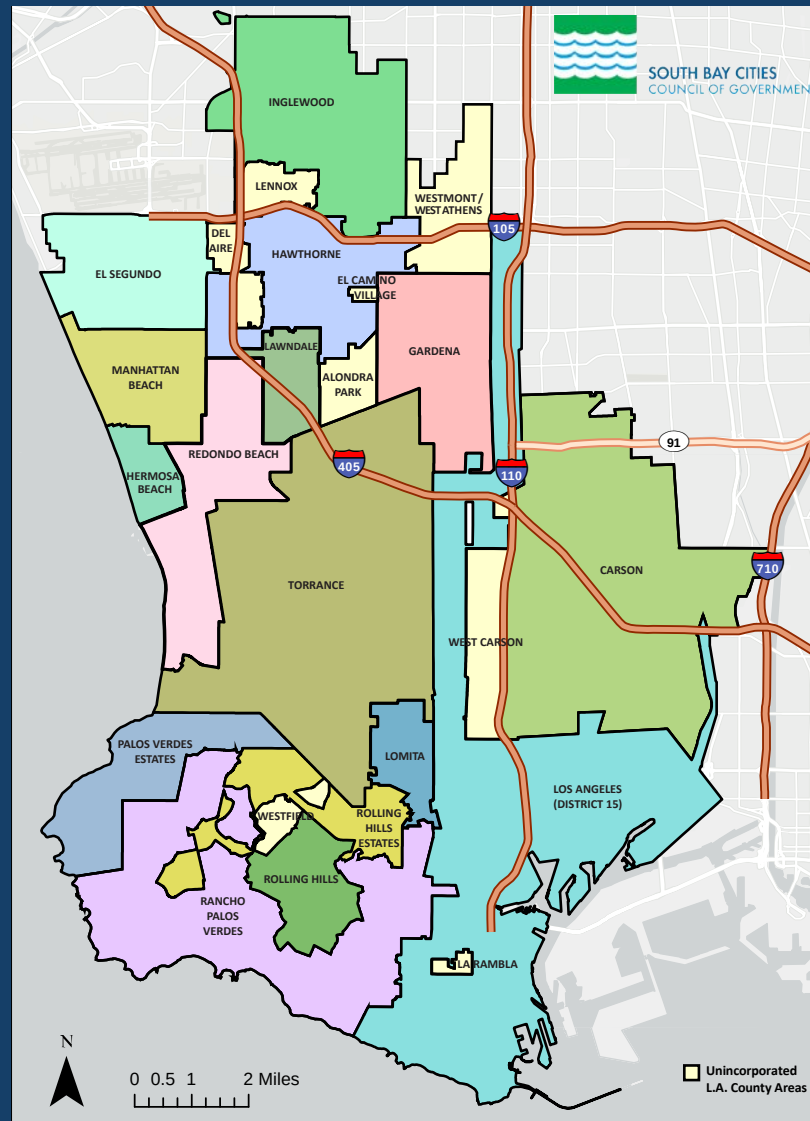
The South Bay ReStock Study

This study builds upon the 2023 SBCCOG study Housing Roadmap: Redevelopment of Commercial to Sustainable Housing (funded by SCAG Regional Early Action Planning / REAP 1.0). The REAP 1.0 funded study highlighted the potential for commercial sites redevelopment as a meaningful pathway to add more housing in a built-out region like the South Bay. The current study reinforces several of those findings, but goes beyond to combine site inventory and analysis, development test fits for sites identified by partner cities as well as sites from the inventory, pro forma analyses for the development testfits, as well as input from housing developers to understand:

1. **Where redevelopment of sites to housing is likely feasible in practice;**
2. **What types of housing are more viable given current market values and development costs, and;**
3. **What actions cities can take to enable more conversion of underutilized commercial sites to housing that supports SBCCOG's sustainable suburban model for the South Bay.**

The findings demonstrate that while commercial sites represent a meaningful source of potential housing capacity, their ability to meet RHNA requirements and support new housing development and affordable housing depends on a combination of **market conditions, site characteristics, urban context, and local policy choices**. The study also finds that often, the strongest opportunities for commercial-to-residential conversion with multifamily housing are concentrated along walkable corridors and near key destinations such

as local business clusters and major employers. This indicates that meeting housing targets and building more sustainable, connected communities can be complementary goals, and cities should plan for mobility, economic development, and multifamily housing together.



Jurisdictions within the South Bay Cities Council of Governments (SBCCOG)

1.2 Key Findings

This study examined dozens of commercial sites across the South Bay, combining mapping, financial analysis, and direct input from developers to identify where housing conversion is realistic, what forms it is most likely to take, and what conditions enable or constrain it. The findings show that commercial-to-residential redevelopment presents a genuine opportunity in the right markets and for the right site types, but it will not happen on its own, and the opportunity is not spread evenly across the region.

Six key findings emerge from the analysis, that are explored in more detail in Section 3.



Housing redevelopment follows market strength

New housing is most likely to occur in areas where rents and home prices are already high enough to support development costs. In lower-value markets, new housing developments may meet zoning requirements but the numbers may not work for a developer to actually build housing today, which limits how much those sites can realistically contribute toward a City's current RHNA targets.



Some commercial site types are more attractive for conversion in the South Bay

A significant share of a city's RHNA capacity can be accommodated on underutilized commercial sites — but certain site types are far more consistently viable than others. Commercial sites with large parcels, excess parking, and lower economic activity, such as the freestanding “pad” sites around the edges of large shopping centers and malls, are more likely to be available and suitable for redevelopment. Smaller parcels, sites with several different owners, or businesses that are still doing reasonably well, present greater barriers and are less likely to be redeveloped within the Housing Element planning period.



Feasibility depends on housing type and parking, not just density

Allowing higher density alone does not guarantee that housing actually gets built. In many South Bay markets, lower- to mid-density housing types—such as townhomes and walk-up apartments, often called missing middle housing or gently density housing —are more financially feasible than higher-density buildings that wrap around or sit on top of structured parking (the “wrap” and “podium” types). This is mainly because they cost less to build — especially when it comes to parking. Matching zoning to the building types that actually pencil out is essential if sites are going to be developed. Setting density minimums too high — or maximums too low — can unintentionally make housing infeasible when those rules don't match what the local market will support.



Quality of place and design can expand site suitability and feasibility

Being close to clusters of shops, services, and other destinations — within an easy, safe walk, and supported by better local mobility options like the Local Travel Network (LTN) — along with good site design, can raise both the market demand for new housing and community support for it. Strong design and investment in the surrounding area can turn otherwise marginal sites into places where housing can succeed.



Regulatory certainty and process shape outcomes

Even in strong markets, uncertainty about whether and when a project will be approved (often called entitlement risk), unclear standards, and long processing timelines can prevent otherwise viable projects from moving forward. Clear, predictable City processes — and faster “by-right” (ministerial) approvals that don’t require case-by-case discretionary review — can make the difference in whether projects actually break ground.



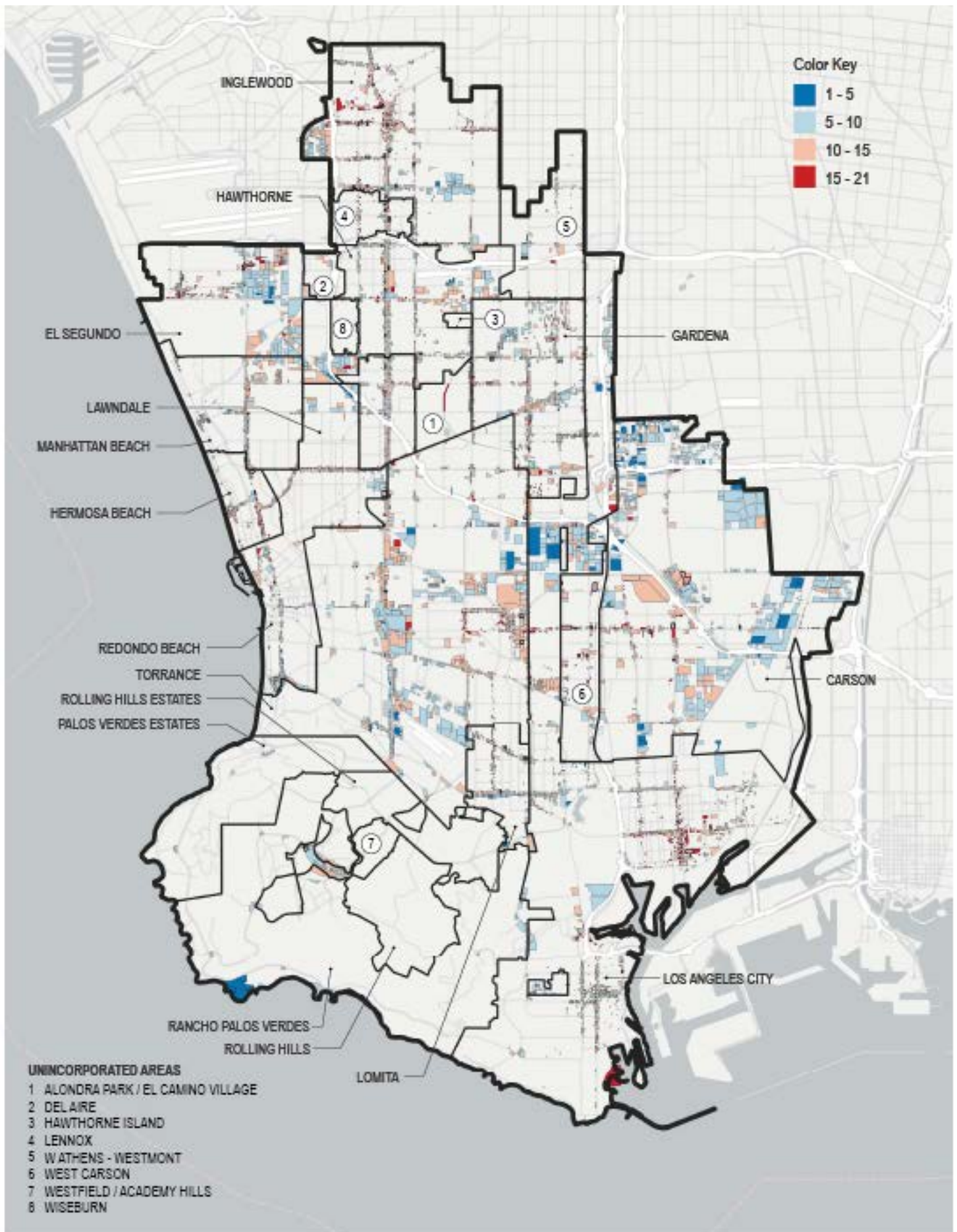
Affordable housing requires public intervention

Market-rate development alone will not deliver significant levels of affordable housing on commercial sites. Simply adding more housing supply does not, by itself, immediately make housing affordable to lower-income households; that typically takes public dollars or tools like density bonuses that require subsidized housing units. While higher-value areas may support some mixed-income development, most affordable housing production will require public land, subsidy, and public-private partnerships to close the gap between what it costs to build and what lower-income renters can pay and ensure RHNA obligations are met across income levels.

1.3 Sites Inventory

Through a subregional inventory of underutilized commercial sites, the study identifies a substantial pool of potential redevelopment sites across the South Bay that can inform Housing Element updates. This inventory has been refined to prioritize sites that are more likely to be suitable for housing, i.e. physically and contextually appropriate, and attractive for conversion due to economic underutilization. The analysis also acknowledges that many sites still face constraints related to ownership, existing uses, infrastructure, or market conditions.

Collectively, these sites represent a meaningful opportunity to contribute toward RHNA obligations—but only if cities move beyond theoretical zoning capacity and instead focus on creating a realistic pipeline of housing development through targeted policies, streamlined approvals, and strategic partnerships.



Analysis and scoring of commercial sites for the Sites Inventory

1.4 Takeaways for South Bay Cities

Based on the findings from the study, there are several targeted, strategic approaches that the South Bay Cities can adopt to prioritize and facilitate the conversion of underutilized commercial sites to new sustainable housing. Each takeaway below pairs the direction with a short list of specific tools cities can act on now; all are detailed further in the recommendations in Section 3.

1. Focus on high-opportunity sites within destination areas

Prioritize underutilized commercial sites located along corridors and within established activity centers — places where people already shop, work, and gather — where housing can reinforce existing destinations and support more walkable, mixed-use environments. Since feasibility follows market strength, the right approach differs by market: lead with redevelopment where the market is strong, and lean on incremental and publicly-supported housing where it is not.

Tools and Strategies -

- Start with the largest, lowest-intensity sites — big surface parking lots, aging strip centers, and mall “pad” sites with one or few owners — which are the most likely to actually redevelop.
- Use the project’s Sites Inventory Tool to identify and rank these parcels in the city.
- Give priority to sites within a short walk (about $\frac{1}{4}$ – $\frac{3}{8}$ mile) of a dense cluster of destinations and along planned LTN routes.
- Where a site is close to feasible, use targeted public tools — fee waivers, pre-zoning, and infrastructure funding — to tip the economics; reserve direct affordable subsidy for the weakest markets.
- In weaker markets where commercial redevelopment won’t pencil, support incremental housing instead (ADUs and small-scale infill) to add lower-cost units and spread growth more broadly.

2. Enable a range of housing types

Allow a range of housing forms, not just the highest-density option, so projects can pencil out across different sites and markets.

Tools and Strategies -

- Explicitly permit townhomes, walk-up apartments,

small “missing middle” buildings, and senior housing in commercial zones.

- Adopt a set of pre-approved building plans, such as a “pattern book” of ready-made designs for missing middle types like duplexes, fourplexes, townhomes, and cottage courts, so small builders can get a permit quickly using designs the city has already reviewed and approved, instead of paying to design and vet each project from scratch.
- Set density minimums and maximums with flexibility to match what the local market will actually support, so zoning doesn’t accidentally block feasible projects.

3. Improve certainty and reduce risk, while maintaining quality

Reducing entitlement risk (uncertainty over whether and when a project will be approved) and streamlining approvals is essential but should be paired with clear, predictable design and development standards. Providing certainty around both process and outcomes allows cities to achieve higher-quality development without introducing additional risk for developers.

Tools and Strategies -

- Adopt Objective Design Standards (ODS) so qualifying projects can be approved “by-right” (ministerially), without case-by-case discretionary review.
- Use State streamlining tools such as AB 2011, SB 330, and CEQA infill exemptions to create clear by-right pathways on commercial land.
- Publish target review timelines and assign a single point of contact for housing applications (such as San Diego’s Affordable Housing Permit Now program).
- Offer technical assistance to smaller, non-institutional developers pursuing smaller sites.

4. Rethink development and mobility together

Reducing required parking can make projects feasible, but only works when residents have real ways to get around without a car.

Tools and Strategies –

- Tie parking reductions to LTN proximity (e.g., a set reduction for projects near an implemented LTN route).
- Require new housing to include secure parking and charging (110V outlets at minimum) for e-bikes, scooters, and NEVs, and consider shared-use micromobility devices as a building amenity
- Allow shared and unbundled parking and other Transportation Demand Management (TDM) measures
- Coordinate LTN buildout with housing-opportunity sites so mobility and housing reinforce each other.

5. Focus on economic development, quality of a place and urban design

Housing feasibility is influenced not only by market conditions, but also by the quality of the surrounding environment. Cities can expand where housing is viable by improving the places around it.

Tools and Strategies –

- Locate housing within a short walk ($\frac{1}{4}$ – $\frac{3}{8}$ mile) of a dense cluster of shops and services, and invest in the specific public spaces that draw people there — sidewalks, street trees, lighting, crosswalks, small parks and plazas, and community/digital hubs.
- Keep neighborhood-serving businesses healthy using County tools (for e.g. the RENOVATE façade-improvement program, the Commercial Acquisition Fund, the Small Business Mobility Fund) and local Business Improvement Districts (BIDs).
- Require designs that connect to the street and to neighboring buildings: active ground floors (storefronts, lobbies, or windows rather than blank walls), human-scaled facades, and pedestrian links to adjacent streets and LTN routes.

6. Use public tools to unlock affordable housing production

Leverage public land, funding, and partnerships to address feasibility gaps, particularly for lower-income housing. Market-rate development alone will not produce much affordable housing — closing the gap takes public intervention.

Tools and Strategies –

- Use the South Bay Regional Housing Trust (SBRHT) and County resources (Measure A / LACAHS funds) to subsidize affordable units.
- Layer state and federal sources, for example, HCD's Multifamily Housing Program with Low-Income Housing Tax Credits.
- Make city- or agency-owned sites available through RFPs and use inclusionary or in-lieu fee programs to build a local funding stream.
- Recruit and support mission-driven nonprofit (CDC) affordable-housing developers.

7. Be aware of changing market dynamics

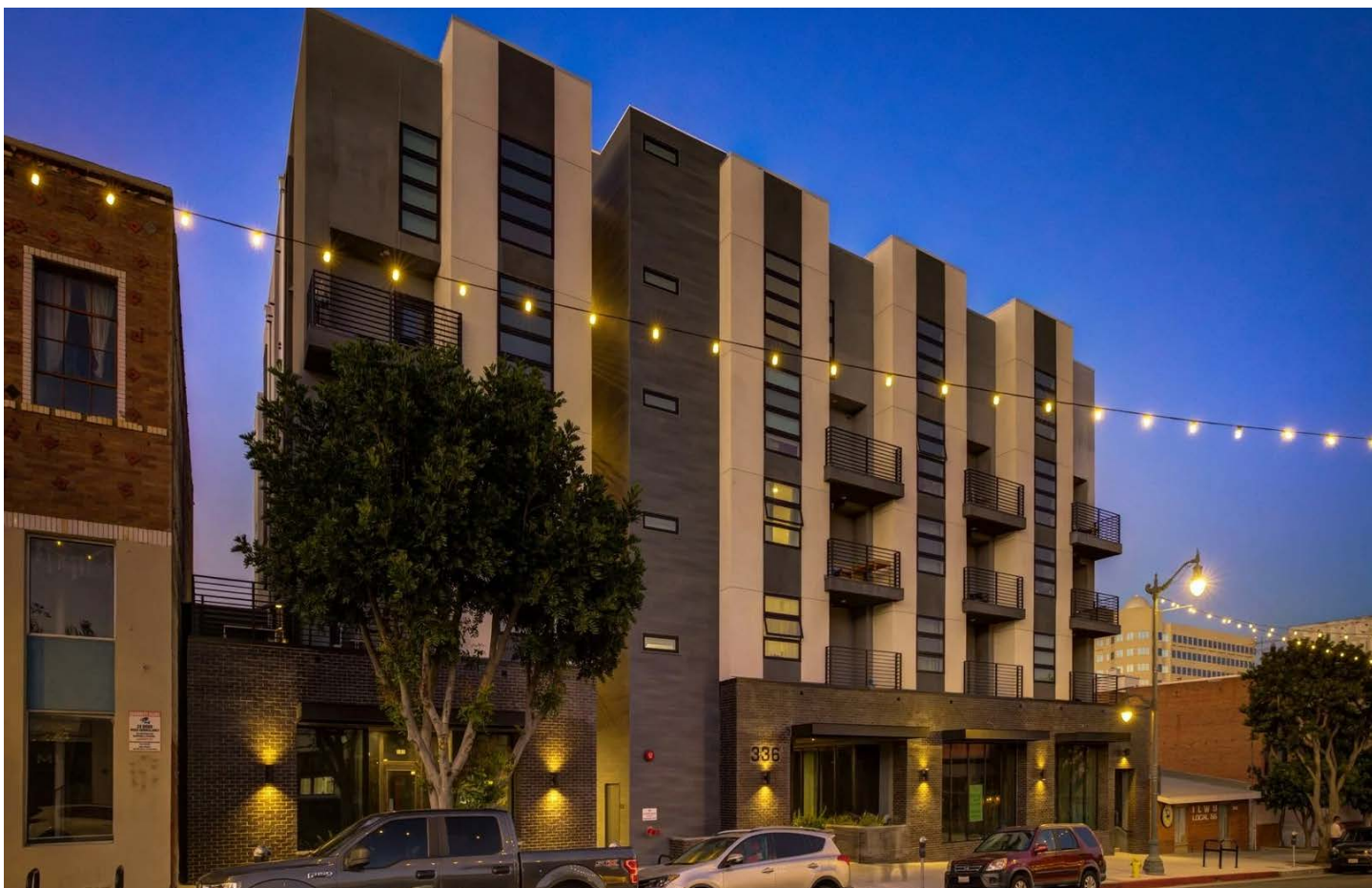
Real estate markets are cyclical, and development fundamentals change over time. Whether a project is feasible depends on land values, construction and financing costs, and lender appetite all lining up at once. Current market conditions are generally more favorable for townhome development (usually for-sale, wood-frame, and built without structured parking) and generally less favorable for multifamily rental apartments and for-sale condominiums, which carry higher construction and financing costs. Favored development type and financial feasibility will fluctuate over time. Absent public investment, cities cannot force development to occur when it is not financially feasible, regardless of mandate.

Tools and Strategies –

- Keep the Sites Inventory Tool updated as market conditions shift.
- Right-size parking reductions and incentives to match real changes in travel behavior and demand.
- Time public subsidy and city-led site assembly to the lowest points in the cycle, when private feasibility is weakest.



Apollo South Bay market-rate apartments in Gardena, CA, Completed January 2026.



Thrive on 7th project in Downtown San Pedro, completed in 2023 includes 32 market-rate housing with 3 deed-restricted inclusionary units

Understanding Opportunity: Analytical Framework and Methodology

2.1 Study Framework: From Theoretical Capacity to Realistic Opportunity

As described in Section 1, the South Bay's housing opportunity lies less in vacant land than in the redevelopment of underutilized commercial sites. This study addresses where housing can realistically be built, and where new housing can best support more sustainable, walkable communities. To answer these questions, the study applies a multi-layered approach with four main components:

1. **Partner City-identified sites** – Commercially zoned housing opportunity sites nominated for study by participating South Bay cities, drawing on local knowledge of market interest, ownership, and policy priorities. Direct city participation is a defining feature of this REAP 2.0 effort and a key advance over the REAP 1.0 study.
2. **Subregional sites inventory** – a data-driven scan that identifies and ranks candidate underutilized commercial sites across all member cities
3. **Site-specific test fits and pro forma analyses** – conceptual development scenarios and financial modeling that test what could actually be built on representative sites, and whether it pencils
4. **Developer input** – interviews with active affordable and market-rate developers with experience working in the South Bay to ground findings in real-world market conditions and decision-making

Together, these layers show not just not just where housing could occur in theory, but where it is most likely to be delivered in practice, and how cities can proactively guide growth toward the right locations and development patterns.

2.2 Partner City-identified Sites

A defining feature of this study, and a significant advance over the REAP 1.0 Housing Roadmap is the hands-on participation of South Bay cities in selecting and shaping the sites studied. Where REAP 1.0 established the regional case for commercial-to-residential conversion, this REAP 2.0 study brings individual cities into the analysis as active partners, ensuring the work reflects real local priorities and produces findings that cities can act on directly.

Three partner cities — **Carson, Hawthorne, and Torrance** — worked closely with the study team through a series of working sessions. Staff from each city hand-selected two sites of particular interest for more detailed study and shared the local knowledge they held on each, including ownership, prior development interest, and current planning priorities. In every case, cities chose sites that aligned with their own ongoing housing-production strategies, so the analysis would directly support decisions already on their agenda.

The selected sites reflect a range of local strategies. For instance, Carson chose a small corridor site the City had recently acquired specifically to pursue conversion to housing. Hawthorne focused on its commercial corridors — encouraging more mixed-use development along Hawthorne Boulevard while consolidating commercial activity there, and reconsidering underperforming commercial sites along Avalon Boulevard as housing opportunities. Torrance selected one of its largest redevelopment opportunities: a surface parking lot of more than 14 acres that had drawn private redevelopment interest in the past.

Carson



Torrance



Hawthorne



Sites selected by Partner Cities with testfit examples

For each site, the study team conducted detailed research into the planning, zoning, and physical context to determine the most appropriate development scenarios, then prepared physical test-fit layouts and pro forma analyses to assess what could realistically be built and whether it would be financially feasible. The results were shared back with each city to directly inform their housing strategies, policies, and next steps.

2.3 Subregional Sites Inventory: Identifying Candidate Sites

Complementing the partner-city selections described in Section 2.2, this layer developed a GIS-based inventory of underutilized commercial sites across all SBCCOG member cities, taking a broader, data-driven view of opportunity across the subregion. Commercial (and certain industrial, such as warehouse) parcels screened for underutilization, defined by physical and economic indicators:

- **Physical indicators**, such as low development intensity (e.g., low floor area ratios), surface parking-dominated sites, and aging building stock
- **Economic indicators**, including low improvement-to-land value ratios and signs of declining commercial performance

Sites were further evaluated using suitability criteria aligned with SBCCOG's and the subregion's sustainable housing goals, as well as factors that influence affordable housing funding priorities. These included:

- Proximity to transit, the Local Travel Network (LTN), and walkable street systems
- Access to amenities, employment, and existing destination areas using Data Axle business data to identify clusters of existing business activity
- Avoidance of environmental hazards
- Consideration of equity factors, including disadvantaged communities and high-opportunity areas
- Access to digital infrastructure, such as proximity to the SBCCOG broadband network

Rather than applying simple pass/fail criteria, these attributes were combined into a weighted scoring framework so that sites could be evaluated holistically. Each attribute was scored, grouped into composite scores, and weighted by significance to produce an overall development-potential ranking for every parcel (the full criteria, weights, and data sources are detailed in the Appendix).

Applying this framework, the inventory tool analyzed and ranked over 10,000 underutilized commercial parcels across all SBCCOG member cities, with overall scores ranging from 2 to 21. Over 4,000 sites were

shortlisted based on their scores being in the top half, then narrowed by selecting the highest-scoring sites in each South Bay jurisdiction. These were further ground-truthed through desktop surveys (review of satellite and street-view imagery to verify current conditions) and compared against cities' existing and selected Housing Element opportunity sites to prioritize new opportunities not already in local inventories. This process narrowed the pool to roughly 80 representative candidate sites, distributed across all South Bay jurisdictions and spanning a range of locations, parcel sizes, and development conditions, which were carried into the final inventory. The complete, queryable inventory is available through SBCCOG's Sites Inventory Tool.

2.4 Site-Specific Test fits and Pro Forma Analysis

The study conducted detailed test fits and financial feasibility analyses on 13 sites. For each one, the team prepared a "test fit" — a conceptual site plan showing how much housing of a given type could physically fit on the parcel — paired with a financial feasibility ("pro forma") analysis. Six of these were the partner-city selections described in Section 2.2 (two each in Hawthorne, Torrance, and Carson); the remaining seven were drawn from the subregional inventory to capture a diversity of site types, locations, and redevelopment conditions across the South Bay.

Site #	Commercial Site Type	Location	Address	Size (acres)	Source
1	Corridor Small Lot	Carson	24209 Avalon Blvd.	0.59	Partner City
2	Mall Outparcel	Carson	20700 Avalon Blvd.	4.16	Partner City
3	Neighborhood Strip Center	Hawthorne	645 N Hawthorne Blvd.	1.6	Partner City
4	Shallow Corridor Site	Hawthorne	11706 Prairie Ave.	0.69	Partner City
5	Large Strip Center	Torrance	20912 Hawthorne Blvd.	5.09	Partner City
6	Extra Large Surface Lot	Torrance	2500 Redondo Beach Blvd.	14.33	Partner City
7	Big Nox Redevelopment	Inglewood	11387 Crenshaw Blvd.	5.8	Sites Inventory
8	Industrial Edge Site	Gardena	1215 W 132nd St	2.0	Sites Inventory
9	Motel Conversion	Lawndale	14809 Hawthorne Blvd.	0.4	Sites Inventory
10	Surface Lot	El Segundo	Sepulveda/ Mariposa	1.8	Sites Inventory
11	Large Post-industrial Site	Wilmington	1022 Eubank Ave.	3.0	Sites Inventory
12	Corridor Site	Lomita	2347 Pacific Coast Hwy.	1.7	Sites Inventory
13	Surface Lot	LA County	25841 Normandie Ave.	9.5	Sites Inventory

Note:

Sites selected from the Sites Inventory Tool prioritized a diversity of sites including a variety of site sizes for the testfit studies. The final inventory was optimized to only include sites above a minimum size of 0.5 acres.

Analysis included for each site

- **Conceptual test fit scenarios**, laying out different housing types (for example, townhomes, walk-up apartments, or wrap and podium buildings) and site arrangements to see what physically fits.
- **Development yield**, i.e. how many units each scenario produces and how efficiently it uses the site.
- **Pro forma (financial) modeling** — testing whether each scenario is financially feasible under current construction costs, parking requirements, and market conditions. A central measure is residual land value (RLV): what a developer could afford to pay for the land after covering construction costs and a required profit. A higher RLV signals a more feasible project, while a negative RLV means it does not pencil. Comparing each site's RLV against the likely market value of the land also showed whether a project could support some income-restricted (affordable) units or only market-rate housing

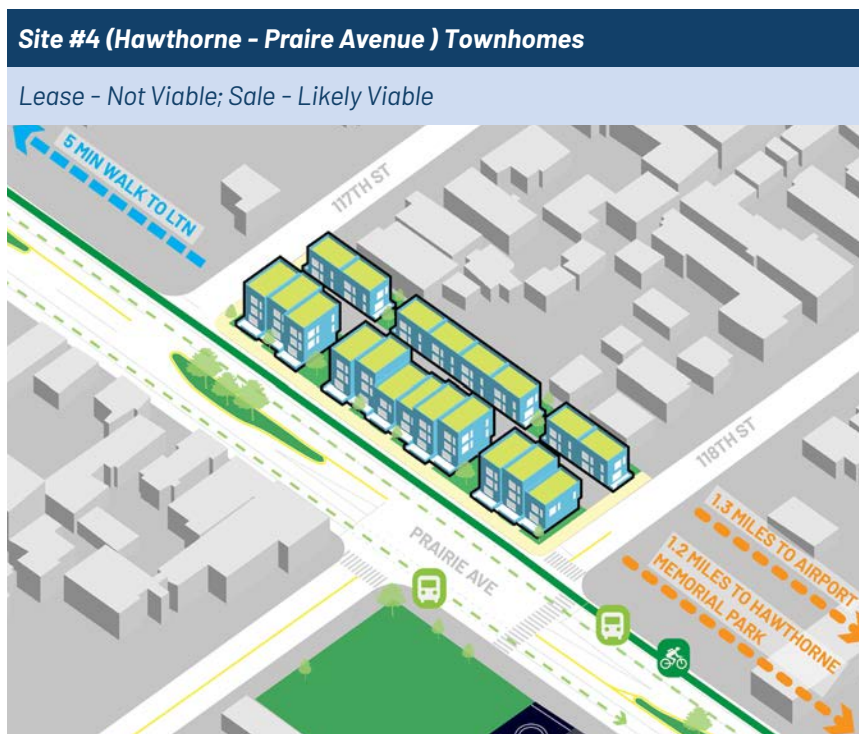
This step was critical in identifying not only how much housing fit on a site, but which types of housing may

be most viable on different types of underutilized commercial sites under current market conditions. Detailed test-fit layouts and pro forma results for individual sites are provided in the Appendix.

2.5 Market Validation: Developer Input

To complement the quantitative analysis, the study incorporated direct input through interviews of both market-rate and affordable housing developers active in the South Bay.

The team held five developer meetings over the course of the study, conducted as virtual meetings. Participants reflected the range of firms building in the subregion — for example, market-rate homebuilders, developers focused on mixed-use and infill redevelopment in the South Bay, and mission-driven nonprofit affordable housing developers. Each had direct experience delivering projects in the South Bay, and the discussions were designed to test the study's assumptions against how developers actually evaluate sites, structure deals, and decide whether to move a project forward.



Program	
Site Acres	0.7
Net Commercial SF	-
Net Residential SF	29,000
Gross Parking / Bedroom	0.5
Total Bedrooms	50
Dwelling Units	20
DU / Acre	29

Costs & Revenue	
Land Cost / Net SF	\$ 129
Parking Cost / Net SF	-
Development Cost / Net SF	279
Soft Cost / Net SF	83
Total Cost / Net SF	\$ 491
Gross Rev / Net SF - Lease	\$ 442
Gross Rev / Net SF - Sale	548
Return on Cost - Lease	-9.9%
Return on Cost - Sale	11.6%

Lease - Not Considered Viable
Sale - Likely Viable

Example Test fit study and pro forma analysis for Site# 4 in Hawthorne - Shallow Corridor Site along Prairie Avenue. See Section 5 in the Appendix for detailed testfit and pro forma analysis for all studied sites.

Themes from developer conversations

- **Parking is one of the biggest levers on feasibility.**

Developers repeatedly named parking as the factor that often makes or breaks a project. Structured (garage) parking can cost upwards of \$30,000 per space, which pushes higher-density apartments out of reach in all but the strongest-rent markets. Developers, including affordable housing developers, still need some parking to lease and operate their properties (one affordable housing developer noted that roughly a third of their tenants own cars). Developers shared consensus on asking for cities to right-size parking ratios, allow shared parking, and pair these with real walkable neighborhoods.

- **Density alone doesn't make a project pencil.** For-sale homes generally run from about 12 units/acre (detached) up to about 30 units/acre (small-lot and townhomes), while apartments typically need 60 units/acre or more. The podium and wrap buildings that reach those densities carry the high structured-parking costs above. In today's market, townhomes are the most consistently feasible product partly due to lower parking costs; rental apartments and condos are harder to deliver.

- **Capital market conditions are a major headwind.**

Expensive debt, low leverage, and higher investor return expectations (that have grown from roughly 5–5.5% four years ago to 6.5–7% today) mean that many rental projects have not penciled for the past few years except in the highest-rent areas.

- **Adding density without affordability requirements can backfire.**

Allowing more density tends to raise land values, which in turn can make affordability harder, not easier. Developers advised pairing any upzoning with inclusionary (affordable) requirements, and having cities clearly state whether they are prioritizing total unit count, affordability, or for-sale housing.

- **Process friction and uncertainty add real cost.**

Developers cited long, unpredictable approvals, with some cities requiring seven to eight rounds of plan check versus a typical three or four, often through outsourced reviewers with little accountability, which all add up to nine months and significant

carrying cost. Clear, “by-right” approval paths and state streamlining laws (such as AB 2011) help, though the prevailing-wage requirements attached to some of those tools can cancel out the savings. Similarly, other regulatory constraints such as potential new requirements from the Department of Toxic Substances (DTSC) for annual reporting over a 30-year period on post-industrial sites requiring remediation, create significant barriers for the conversion or redevelopment of these site types.

- **Off-site and infrastructure costs can sink infill projects.**

Requirements to underground overhead power lines, upgrade storm drains, or fund other public improvements can add millions of dollars and months of utility-driven delay, which are sometimes enough to make an otherwise viable project infeasible. City help in sharing these off-site costs was highly valued.

- **Condominiums are largely avoided because of litigation risk.**

The risk of construction-defect lawsuits (and a long liability tail) discourages condo development despite real demand. Townhome-style condos and potential legal reform were seen as the more likely path forward.

- **Affordable housing follows the funding.**

Nonprofit developers select sites based on what scores well for funding programs — for instance, tax-credit criteria that favor transit- and amenity-rich, high-resource areas — generally prefer sites of roughly 60 or more units, and avoid parcels next to single-family homes in favor of commercial-adjacent ones. They flagged community opposition and long timelines as the biggest hurdles, and pointed to city prioritization, RFP and by-right sites, local funding, and an SBCCOG advocacy and coordination role as the things that move projects faster. Per-unit costs are rising — recent South Bay projects came in under roughly \$500,000–\$600,000 per unit, versus about \$700,000 in the City of Los Angeles and \$1 million in the Bay Area.

Together, these conversations grounded the study's assumptions in real-world market behavior and directly shaped the findings and recommendations in Section 3 — especially those on parking and housing type (3.3), regulatory certainty and process (3.5), and the distinct tools that affordable housing requires (3.6).

Key Findings and Recommendations

This section synthesizes key findings and recommendations to guide SBCCOG member cities in advancing housing production and sustainable housing development. Findings draw on the subregional site inventory, the feasibility testing, developer interviews, and the direct input of partner cities as described in Section 2. They address both RHNA requirements and SBCCOG's goals for sustainable, walkable neighborhoods, as introduced in Section 1.

3.1 Housing Redevelopment Follows Market Strength

Finding

Housing development on commercial sites is driven primarily by market strength. New housing is most feasible in areas where rents and home values are already high enough to cover development costs, typically in activity centers with access to jobs, services, and existing amenities.

Zoning alone is insufficient to induce more housing units to be built, and commercial sites in lower-value markets may see little or no redevelopment even when zoning allows substantial housing on paper. .

The current gap between market rents and development costs in lower-value South Bay areas reflects persistent factors, including proximity to industrial uses, lower household incomes, and limited access to amenities. These challenges do not resolve on their own with simply by allowing more density (upzoning); they continue to shape how desirable these areas are for new housing. Another important consideration is that the sites where housing is most financially feasible may not always be the sites that best advance SBCCOG's sustainability goals. Housing sustainability follows proximity; i.e. whether a site is close enough to walk to a dense cluster of everyday destinations. Some strong-market sites where housing would be feasible are highly walkable, but others are not. Cities therefore should consider both, market strength and proximity to business clusters in making decisions on where to promote or support future housing production.

Tier	Locations
Tier A: Strong Markets	Parts of Torrance, El Segundo
Tier B: Marginal Market (Viable with right typology and facilitation)	Carson (Avalon corridor), parts of Gardena, parts of Hawthorne (along Hawthorne Boulevard), Lawndale and Lomita
Tier C: Weaker Markets (Conversion may not be viable without subsidy)	Wilmington, Unincorporated LA County, (Harbor City / Normandie area)

Examples from Pro Forma Studies

The pro forma results across the study's 13 sites helps to illustrate this pattern. In Torrance, which has the strongest multifamily rents of the primary cities evaluated, Site #3 (Torrance - Hawthorne Blvd.) produced the highest residual land value in the study and appeared sufficient to support acquisition of an active commercial site with multiple owners and existing economic utility.

By contrast, both lower-value test sites from the study showed negative or near-negative Residual Land Values (RLV) across all but the most minimal development scenarios. At Site #11 (Wilmington- Eubank Ave), no apartments were financially viable, and even the lowest-density townhome option did not support enough land value to acquire the property, a result still characterized as not considered viable, although a higher number of townhomes may change that result. Site #13 (LA County - Normandie Ave) was financially infeasible across every scenario, made worse by the requirement to replace an adjacent hotel's existing parking. These sites carry built-in cost burdens that market-rate development may not be able to overcome in the today's market.

Site #5 (Torrance - Hawthorne Blvd) Wrap Building

Lease - Likely Viable



Site #5 (Torrance - Hawthorne Boulevard) - Testfit for high density multifamily housing built as a 'wrap' around parking garage was identified as 'Likely Viable' despite high cost of structure parking, due to high rental market. See Appendix Section 5 for details.

Cities that consistently fall short of RHNA targets face compounding obligations in successive cycles — their 7th Cycle allocations will reflect unmet need carried over from the 6th Cycle. For cities where market-rate development is feasible but has not translated into actual housing, the gap between zoned capacity and actual housing often comes down to regulatory friction, uncertain approvals, the absence of clear development pathways, or a lack of interest from existing landowners. Removing those barriers is often the clearest and most achievable near-term action cities can take to spur more housing production.

Evidence from Case Studies

This overall finding on market strength also aligns with real-world evidence: the Gable House Apartments at 22501 Hawthorne Boulevard, a 218-unit mixed-use project delivered on a former commercial site, was financed and constructed despite increasing interest rates and rising construction costs, reflecting developer confidence in achievable rents in that corridor.

Site #11 (Wilmington - Eubank Ave) Townhomes

Sale - Not Viable



Site #13 (LA County - Normandie Ave) Flats

Lease - Not Viable



Sites located in lower value markets such as Site #11 (Wilmington - Eubank Ave) at the top and Site #13 (LA County - Normandie Ave) at the bottom, were not feasible for most housing types. See Appendix Section 5 for details.



Case Study – Gable House Apartments under construction on former commercial site in Torrance, with 218 units including 17 inclusionary housing units.

Recommendations

Cities should adopt a dual strategy: leverage strong markets, while addressing feasibility gaps.

- **Focus growth in high-opportunity areas.** Prioritize underutilized commercial sites in corridors and activity centers where strong market conditions and SBCCOG’s sustainability goals already align.
- **Require active ground floors and walkability improvements as conditions of approval.** In strong-market corridors, make project approval contingent on active ground floors with street-facing shops and services, lobbies, windows and entries rather than blank walls, along with reduced car parking requirements, dedicated parking and charging for smaller electric vehicles such as Neighborhood Electric Vehicles (NEVs), and improved pedestrian connections. This ensures that market-viable projects also strength the quality of the place.
- **Deploy public tools in marginal markets.** In weaker rental markets, targeted public investment such as fee waiver policies, pre-zoning, infrastructure funding, and affordable housing funding resources provided through the South Bay Housing Trust, can tip the feasibility for projects that would otherwise not proceed. It may be prudent to reserve direct subsidy programs for the lowest-value markets where market-rate development cannot work on its own.
- **Support incremental housing in lower-value neighborhoods.** Support ADUs and smaller-scale development as a complementary strategy where large commercial redevelopment is infeasible. This distributes housing growth more broadly, adds naturally lower-cost units, and reinforces neighborhood stability without requiring high rents that commercial conversion depends on.
- **Maintain a living subregional site inventory.** SBCCOG should institutionalize the site inventory from this study as an ongoing, monitored resource — updated as market conditions evolve and linked to both Housing Element cycles and LTN investment planning — so cities and the Council of Governments share a durable, evidence-based tool for tracking realistic housing pipeline opportunities.

3.2 Some Commercial Site Types Are More Consistently Viable for Conversion

Finding

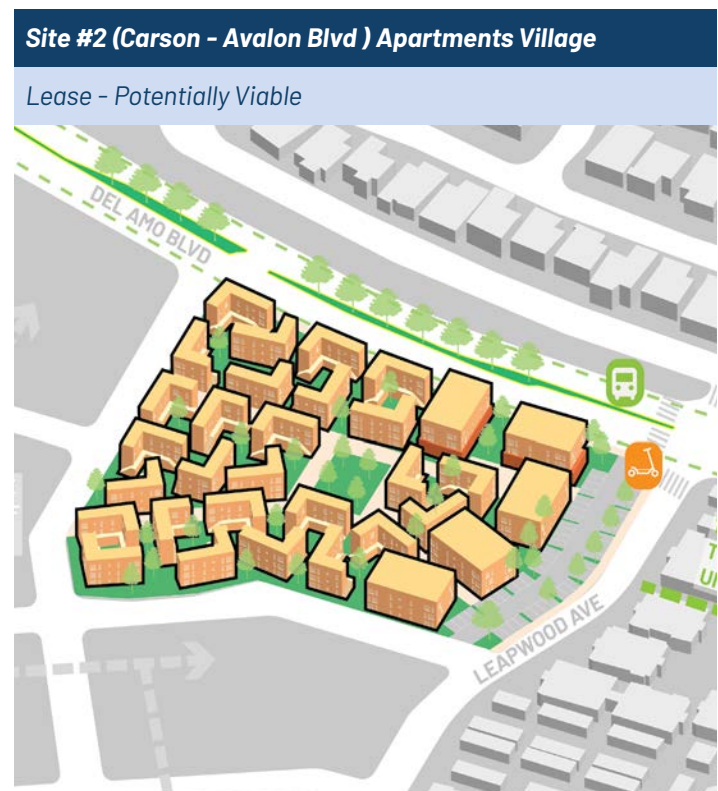
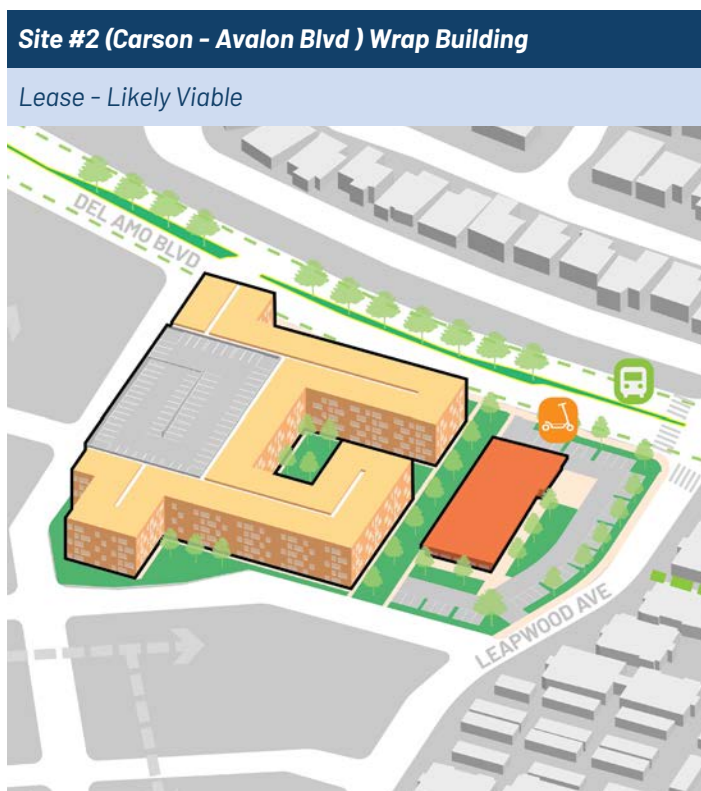
Not all underutilized commercial sites are equally suitable for housing. The most convertible sites tend to share a few features : large parcels, plenty of surface

parking, low economic output per acre, consolidated ownership, and enough room to redevelop in stages without clearing the whole site at once.

RHNA strategies that assume broad-based commercial conversion may overestimate how much housing will actually be built. Many sites will not redevelop within the planning period because they still generate solid income, have multiple owners, or carry built-in cost burdens. The table below groups sites into three tiers of conversion potential, drawing on the study’s pro forma testing:

Tier	Site Types, Characteristics, and Implications
Tier 1: Desirable (Highest Conversion Potential)	Site Types: - Regional malls and large shopping centers - Power centers and large-format retailers with excess surface parking - Low-rise office campuses - Large institutional or hospital campuses with underutilized parking Characteristics: Large land areas with low building coverage; significant excess surface parking; low economic productivity per acre; consolidated ownership; ability to redevelop in stages without full site clearance. Examples from Pro Forma Studies (See Appendix): Carson Avalon Blvd Site (Site 2, 4.2 acres) which is a mall outparcel with a lot of surface parking, produced sufficient Residual Land Value (RLV) across multiple housing types, supporting scenarios that were likely viable, with the highest return achieved by retaining an existing commercial anchor while adding 262 flats. Implications: Strongest opportunities for scalable, replicable redevelopment. Can be prioritized in Housing Element inventories.
Tier 2: Moderate Potential (Requires Facilitation)	Site Types: - Strip malls and aging neighborhood shopping centers - Clusters of small commercial parcels along commercial corridors - Older low-rise office buildings - Motels and auto-oriented uses with conversion potential Characteristics: Smaller or subdivided parcels; moderate existing commercial activity; redevelopment requires parcel consolidation, creative phasing, or partial retention of existing uses. Examples from Pro Forma Studies (See Appendix): Lawndale Hawthorne Boulevard Site (Site 9, 0.4 acres) was viable only when combining motel conversion with new senior housing (32 units + 12 converted). Lomita Pacific Coast Highway Site (Site 12, 1.7 acres) was viable only with retained retail and low-density housing. Implications: Can contribute to housing supply but require public facilitation, flexible standards, or careful program design; Cities should identify a clear delivery pathway.

Tier	Site Types, Characteristics, and Implications
Tier 3: Hardest to Convert (Near-Term Redevelopment Challenging)	Site Types: • Single-tenant big-box retail • Small corridor retail parcels • Well-performing commercial centers • Fully built-out light industrial or sites needing extensive remediation • Sites with major institutional uses requiring parking replacement Characteristics: High building-to-land ratios; limited excess land; strong existing revenue streams; full demolition required; sometimes burdened by replacement parking obligations for adjacent uses. Examples from Pro Forma Studies (See Appendix): Inglewood Site 7 (11387 Crenshaw, 5.8 acres) showed multifamily housing unviable as either infill or redevelopment, due to existing economic utility of big box retail and associated parking. LA County Site 13 (25841 Normandie, 9.5 acres) also showed negative RLV across all scenarios, with feasibility further suppressed by the requirement to provide structured replacement parking for an adjacent hospital — demonstrating how existing institutional economic utility can entirely preclude market-rate housing. Implications: Should not be heavily relied upon in RHNA capacity assumptions without public subsidy or site-specific intervention.



Example of a Tier 1 site type (Regional Mall Outparcel) that has the strongest opportunity for scalable, phased redevelopment.

Site #7 (Inglewood - Crenshaw Blvd) Partial Infill

Lease - Not Considered Viable



Site #7 (Inglewood - Crenshaw Blvd) Full Redevelopment

Lease and Sale - Not Considered Viable



Example of a Tier 3 site type (Big Box Retail site) that may have existing economic utility and therefore hard to make financially feasible as a housing redevelopment.

Evidence from Case Studies

Recent redevelopment activity in the South Bay and broader region reinforces the tier findings, while also illustrating the limits of conversion potential for certain site types. The experience of Rite Aid's closure of over 800 stores nationally is instructive for understanding Tier 3 constraints: major retail landlords reported that recaptured Rite Aid spaces were backfilled by new tenants, including grocers and dollar stores, often at significantly higher rents than the previous leases, demonstrating that single-tenant pharmacy and big-box sites frequently retain strong economic utility even after an anchor vacates. This pattern confirms that Tier 3 sites with functioning commercial infrastructure and established trade areas are more likely to attract replacement retail tenants than to redevelop as housing even when a major occupant departs.

By contrast, the ongoing South Bay Galleria redevelopment in Redondo Beach provides direct real-world support for the Tier 1 findings. The nearly 30-acre mall site is being entitled for phased housing redevelopment. Phase 2, approved by the Redondo Beach Planning Commission in August 2025, calls for a three-to-eight-story building with 350 apartments and townhomes wrapped around a structured parking garage, while the existing retail core remains operational.

Recommendations

Cities should adopt a dual strategy: leverage strong markets, while addressing feasibility gaps.

- **Use site type in Housing Element site selection.** Sort candidate sites into Tier 1 (most likely to convert), Tier 2 (possible, but needs city help), and Tier 3 (unlikely in the near term) sites when choosing RHNA opportunity sites. Over-reliance on Tier 2 and Tier 3 sites risks falling short of RHNA if they don't produce housing within the planning period.
- **Prioritize large, low-intensity commercial parcels with consolidated ownership.** Focus rezoning and incentives on parcels of one acre or more with low floor-area ratios, high surface parking coverage, low improvement-to-land value ratios, and manageable ownership structures.
- **Plan for phased and incremental redevelopment.** Many of the most viable sites — especially large retail and office can be redeveloped in stages, adding housing on part of the site (such as a parking field) while the rest keeps operating. Ensure zoning and development standards support this through tools like phasing plans, master site plans, vesting tentative maps, and allowing interim uses..

- **Preserve and integrate community-valued commercial uses, where possible.** Where existing businesses anchor walkable activity, entitlement conditions with city support can require their retention or replacement in kind. As the Carson mall site (Site 2) pro forma evidence shows, preserving viable commercial activity alongside housing can also help make a project financially viable.
- **Align public investment with priority site tiers.** Focus corridor planning, streetscape investment, rezoning, and LTN improvements around Tier 1 and stronger Tier 2 sites, where the return on public investment is greatest and housing delivery is most likely within the planning period.



Before and After - Big Box Retail stores often have sufficient economic utility to be repurposed for other retailers rather than be converted to housing. This example from Culver City on Sepulveda Boulevard shows a Big Lots store converted to Super King Markets in April 2026.

3.3 Feasibility Depends on Housing Type and Parking, Not Just Density

Finding

Allowing higher density alone does not guarantee that housing is feasible or gets built. Across the 13 test sites, feasibility depended on four factors: type of housing; site configuration (parcel size, access, phasing capacity); the parking approach (surface, tuck-under, or structured/garage); and the relationship between construction costs of a given housing type and the rents achievable at that location.

The primary cost driver is structured parking — underground or above-grade concrete parking structures can readily add \$30,000–\$50,000 or more per stall, costs that require high rents to underwrite. In moderate-rent markets, this renders higher-density podium development infeasible even on otherwise suitable sites. Lower-intensity building types that rely on surface or tuck-under parking are significantly more viable in those contexts. Zoning that is only focused on maximum density, without attention to the building types that can realistically achieve that density at prevailing rents may produce sites that satisfy Housing Element counting requirements but do not produce actual housing.

It is also important to recognize that parking flexibility has limits. Developers, lenders, and many residents in the South Bay still expect parking at levels that walkability or transit proximity alone cannot fully justify. Building the LTN does not by itself create demand for car-free living; parking reductions should therefore be implemented alongside real mobility investments and phased As actual travel behavior shifts.

Examples from Pro Forma Studies

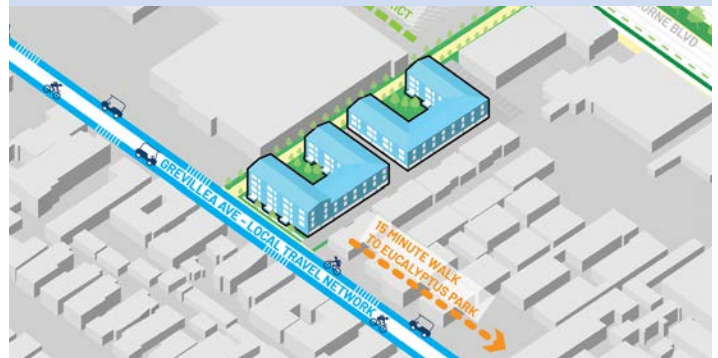
The pro forma results consistently demonstrate this pattern (full details for each numbered site are provided in the Appendix Chapter 5):

- **At Site #3 (Hawthorne– Hawthorne Blvd),** the 62-flats with tuck-under parking scenario produced sufficient RLV suggesting the development type was likely viable; the 99-flat scenario with three-tier stacked parking yielded a lower RLV and was not

considered viable: more units but worse returns, because the parking cost exceeded what rents could support. (See Appendix Section 5 for more details).

Site #3 (Hawthorne – Hawthorne Blvd) Flats

Lease – Likely Viable



Site #3 (Hawthorne – Hawthorne Blvd) Wrap Building

Lease – Not Viable



- **At Site #8 (Gardena – 132nd St),** townhomes and low-rise flats with surface parking produced a viable RLV, while the highest-density podium scenario with structured parking yielded only a third of the RLV and was not considered viable.
- **El Segundo (Site 10, Sepulveda/Mariposa)** is the important exception: rents in that employment-rich submarket are high enough that the highest-density scenario with six-tier structured parking produced substantial RLV and was considered likely viable. This was the only site where increasing density and providing structured parking improved returns.
- Testfits that assumed **senior housing** consistently outperformed market-rate apartments at similar densities because senior housing was modeled with a lower parking ratio reflecting lower car ownership among senior residents (0.5 spaces/unit).

Site #1 (Carson - Avalon Blvd) Senior Housing

Lease - Likely Viable



Recommendations

- **Allow a range of housing types, not just the maximum density format.** Build flexibility into both density and development standards, especially where minimum
 - **Adopt pre-approved (“pattern book”) plans for missing middle and small-scale housing types.** A direct way to make the lower-density housing types identified above easier to build is to remove the cost and uncertainty of permitting each small project from scratch. Under a pre-approved plans program a city reviews a small catalog of designs (duplexes, triplexes and fourplexes, townhomes, cottage courts, and small courtyard apartments) for code and zoning compliance up front; a builder who selects one then needs only a site-specific review to pull a permit. This expedites permitting, reduces development cost and time for small-scale projects, and encourages designs that fit the context of existing neighborhoods. The model is well established and the South Bay can borrow from it rather than start from scratch: cities such as South Bend, Indiana and Spokane, Washington have adopted citywide missing-middle plan catalogs (in Spokane’s case with the city underwriting the construction drawings and code review to lower builder costs), and Norfolk, Virginia pairs a free pre-approved pattern book with an expedited entitlement process.
 - **Tie parking reductions to the LTN.** Establish reduced or flexible parking standards in mixed-use zones, particularly along LTN corridors and in walkable amenity clusters, and allow demand-management strategies such as shared parking, unbundled parking, and Transportation Demand
- Management (TDM) programs. SBCCOG research, funded by AQMD, found that 70% of vehicle trips in the South Bay are three miles or less – the exact range served by NEVs, e-bikes, and other micromobility devices on the LTN. This gives the South Bay Cities an empirical basis for parking reductions: reduced parking can be justified less by proximity to high-frequency transit (which the South Bay largely does not have) but more by access to the LTN and micromobility devices, which can enable residents to shift local trips to schools, groceries, and services with zero-emission, low-speed vehicles. Since new infrastructure does not immediately change travel habits, these reductions work best where micromobility is already established or is phased in as adoption grows. Cities can adopt a tiered parking standard that links minimum parking ratios to LTN route proximity – for example, a baseline reduction of 0.25–0.5 stalls per unit for projects within a defined distance of an implemented LTN route, with further reductions available through TDM agreements, unbundled parking, or shared parking arrangements.
- **Require micromobility charging infrastructure in new housing developments.** New housing on commercial sites can be required to provide dedicated NEV and e-bike charging outlets (110V at a minimum, with conduit for future 240V) in parking areas or garages as a standard condition of approval. These requirements have negligible cost impact relative to overall development cost but directly enable the mode shift that justifies reduced parking and supports SBCCOG’s VMT and GHG reduction goals.
 - **Coordinate LTN implementation with Housing Element opportunity site planning.** The LTN is currently implemented in El Segundo, with Redondo Beach, Carson, and Lomita in progress and inland cities in later phases. SBCCOG can explicitly map LTN route implementation against the Housing Element opportunity site inventory – prioritizing LTN buildout in corridors where housing development is anticipated, so that mobility infrastructure and housing production reinforce each other. For cities where LTN routes are not yet implemented, SBCCOG can work with member cities to include LTN route extensions as a condition or commitment within Housing Element programs, creating a formal link between housing approval and mobility investment.

3.4 Quality of a Place and Design Can Expand Where Housing Feasibility Works

Finding

Development feasibility is highest in strong markets, but planning and design decisions can improve a site's attractiveness and economic performance over time. Proximity to clusters of amenities, walkable neighborhoods, high-quality public spaces, and improved mobility infrastructure increases both market demand for housing and community acceptance of new development. This connects directly to SBCCOG's foundational research. The 2009 Sustainable South Bay Strategy found that business density (the concentration of small commercial establishments within walking distance) was the single strongest predictor of walking trips and local trip capture in South Bay neighborhoods.

But quality of a place depends not only on location; it is also about how the development itself is designed. Large-scale commercial-to-residential conversion projects carry a particular design risk that the replacement of low-intensity strip commercial with dense multifamily housing could produce buildings with long, undifferentiated masses that turn their backs on the street, replace small-business activity with blank podium facades, and create a pedestrian environment that is less inviting. This is one of the most common critiques of infill housing in built-out suburban communities and a significant driver of community resistance to new development.

The design principles that avoid this outcome are well-established in urban design practice and directly relevant to the South Bay commercial conversion context: buildings that are broken into smaller modules or bays at the street edge, ground floors that are porous and active — with storefronts, lobbies, common entries, retail, or at minimum windows and landscaped setbacks, rather than parking garage entries and blank walls; and site plans that create multiple points of pedestrian access and connection to adjacent streets and LTN routes rather than a single vehicle-dominated entry. These design characteristics are the qualities that make housing feel like part of a neighborhood rather than an object dropped into an existing context without connection,

and they directly influence the attractiveness of the housing for tenants, and the community acceptance that often determines whether a project gets built at all. The phased South Bay Galleria redevelopment in Redondo Beach, discussed in Section 3.2, illustrates several of these principles in a real project.



South Bay Social District - Activated ground floor uses in proposed new housing.

Community resistance to housing development in the South Bay frequently also centers on concerns about neighborhood character, traffic, and the loss of commercial activity. Well-designed housing with appropriate density that preserves or strengthens commercial clusters, connects to the LTN, and improves the pedestrian environment can address the substantive concerns underlying that resistance rather than simply overriding them. Place-based design is a strategy for building community acceptance that makes housing delivery possible in politically challenging contexts.

For SBCCOG's sustainable housing goals, place quality and design are therefore not secondary concerns to

be addressed through design review; they are core factors in whether housing conversion achieves the transportation and sustainability outcomes that move the needle on creating better quality housing for South Bay communities.

Evidence from Developer Engagement

While developer interviews conducted with both affordable housing and market-rate housing developers mentioned that in most South Bay contexts parking is still a desirable component of housing, they also confirmed that walkability and amenity access make sites and locations more attractive for housing development, with the potential for increased rents.

Recommendations

- **Invest in neighborhood-serving businesses as a housing support strategy.** The health of commercial clusters adjacent to and within housing sites is an economic development problem that cities are better positioned to address through proactive investment rather than through development conditions. When cities invest in keeping neighborhood-serving businesses viable, they maintain the walkable destination density that supports both housing demand and the trip capture and VMT reduction goals prioritized by SBCCOG. Several existing tools at the County and city level make this actionable.

The LA County Department of Economic Opportunity administers several programs directly relevant to South Bay commercial corridors:

- The **RENOVATE Façade Improvement Program**, delivered through the Los Angeles County Development Authority (LACDA), provides grants and technical assistance to improve building exteriors along designated commercial corridors — the Sherman Way corridor in Reseda has seen more than \$1.3 million invested in 2025 alone under this model.
- The **Commercial Acquisition Fund**, currently in its second cycle at \$2.6 million, enables qualified nonprofits to acquire commercial properties and lease them to small businesses and nonprofits at below-market rents for 55-year terms — a powerful anti-displacement tool for neighborhood-serving tenants in corridors where housing-driven land appreciation is accelerating.
- The **Small Business Mobility Fund** provides

launch grants of up to \$10,000 for new brick-and-mortar retail businesses, directly supporting the kind of small-format storefront activity that makes corridors walkable.

Cities and SBCCOG can work proactively with the Los Angeles County Department of Economic Opportunity (DEO) to direct these existing programs toward South Bay commercial corridors that are identified as high-opportunity housing zones so that commercial cluster investment and housing opportunity planning are coordinated.

Beyond County programs, cities themselves can use Business Improvement Districts (BIDs), commercial vacancy monitoring, and economic development outreach to retain and recruit neighborhood-serving businesses in priority corridors. Torrance's efforts towards a Downtown BID alongside its Downtown Torrance Revitalization Plan point to a local precedent — corridor-level investment coordination that strengthens the commercial environment alongside housing planning. Cities should consider establishing or expanding similar district structures along the commercial/ mixed-use corridors identified in this study's site inventory as housing opportunity zones. SBCCOG can play a coordination role in helping member cities identify, access, and direct County, State, and federal commercial corridor investment resources, to translate the subregional housing opportunity into an economic development investment agenda that is coordinated with new housing production.

- **Invest in walkability and the public realm to invite more housing development.** Improvements to sidewalks, street trees, lighting, crosswalks, and public gathering spaces along commercial corridors directly increase the attractiveness of adjacent sites. These investments should be prioritized along corridors identified as high-opportunity housing zones and coordinated with LTN implementation.
- **Use high-quality design to build community acceptance, not just comply with standards.** Design standards for commercial corridor housing should focus on elements that contribute to place quality over time — active ground floors, human-scaled facades, street-level transparency, pedestrian connections etc. Projects that enhance the public realm build the community track record that makes future nearby housing more politically viable.

3.5 Regulatory Certainty and Process Speed are Critical to Unlocking Redevelopment

Finding

Even in strong markets, uncertainty about project approvals, unclear development standards, and long review timelines can prevent viable projects from moving forward. Developer interviews repeatedly flagged this regulatory uncertainty as a significant barrier, not just cost but also willingness for a developer to commit to a redevelopment project. When entitlement outcomes are unpredictable, marginally feasible projects can become unviable, because the time and cost of securing approvals erodes the financial cushion that makes a project work. This is especially true for commercial infill sites that already carry complexity from existing uses, tenants, or site conditions.

Conversely, cities that provide clear, objective standards, streamlined review processes, and ministerial approval pathways can see faster project starts and stronger pipeline development. Regulatory clarity is a form of risk reduction that can make borderline projects feasible without any direct financial subsidy. In the context of RHNA compliance, sites that are zoned for residential but face high entitlement risk are less reliable pipeline contributors than sites with clear, by-right approval pathways.

Evidence from Developer Engagement

Developer interviews conducted as part of this study identified entitlement unpredictability as one of the top barriers to project initiation in the South Bay, alongside construction costs and parking requirements. Several developers noted that cities with Objective Design Standards and simple ministerial approval processes for density bonus projects were meaningfully more attractive as development locations. The additional months or years required to navigate discretionary review in cities without clear standards were cited as deal-breakers for projects on thin margins.

Some developers also noted that they were more interested in sites that had been selected and/or acquired by cities to accelerate for housing development

through RFPs for housing or other partnership opportunities. They found that cities willing to take a proactive role in site assembly, early outreach, or predevelopment engagement could materially accelerate project timelines to make complex infill sites more feasible to redevelop. At the same time, developers also cited the challenges of regulatory requirements for specific infill sites such as monitoring requirements from the Department of Toxic Substances Control (DTSC) for contaminated sites which are becoming increasingly onerous for developers to satisfy.

Recommendations

- **Adopt objective design and development standards for commercial corridor housing.** Establish clear, measurable standards covering building massing, setbacks, ground-floor uses, parking, and landscaping that allow staff-level or ministerial approval rather than discretionary review. Calibrate these standards to the typologies identified in Finding 3.3 as financially feasible in each market context and revisit as market fundamentals shift.
- **Establish clear by-right pathways using available state streamlining tools.** Utilize available streamlining provisions, including AB 2011 (affordable and mixed-income housing on commercial land), SB 330 (Housing Crisis Act protections), and applicable CEQA infill exemptions, to minimize the entitlement burden for housing on previously developed commercial land. Most commercial redevelopment sites have limited environmental sensitivity and should not face the same review burden as greenfield development.
- **Adopt and publish target processing timelines for housing applications and staff accordingly.** Unpredictable timelines are themselves a feasibility risk — developers build financing, carry costs and schedule uncertainty into their underwriting, and indeterminate review timelines can tip marginal projects into infeasibility. State law already establishes mandatory minimum timelines that cities must meet, and South Bay cities should understand both their obligations and the opportunity to exceed them. For instance, the City of San Diego's "Affordable Housing Permit Now" program, established by Executive Order in 2023, assigns a dedicated Development Project Manager to each

qualifying affordable housing application — a single point of contact who monitors status, coordinates across reviewing departments, and resolves conflicts before they become delays.

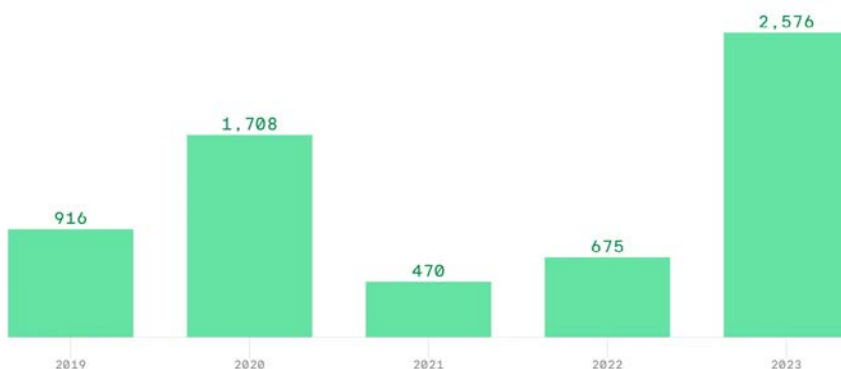
- **Take a more active role in site assembly and project initiation on Tier 2 sites.** On complex infill sites, particularly those with multiple tenants, fragmented ownership, or challenging conditions, cities can accelerate delivery by engaging proactively with property owners, facilitating land disposition, or partnering in predevelopment activities. Several of the study's most promising sites face ownership or tenancy conditions that could unlock private investment with engagement support from the city.

Several mechanisms have demonstrated effectiveness in the California context. The most direct is the RFP model used by cities that control or acquire strategic commercial sites and issue formal solicitations to development teams. South Bay cities with publicly owned commercial or surface parking parcels in priority corridors can conduct an inventory of city-owned land suitable for housing, declaring eligible parcels as surplus, and issuing competitive RFPs to development teams aligned with the city's housing and sustainability goals. However, Surplus Land Act (SLA) requirements for the inclusion of set percentages of low income units on land previously owned by public entities can actually be a barrier to residential production in many markets.

For privately owned Tier 2 sites, the more relevant model is proactive owner engagement, with city Economic Development or Planning staff reaching out directly to property owners of priority sites to

understand their timeline, disposition interest, and constraints before a developer makes contact. This is standard practice in economic development contexts (cities routinely recruit businesses to commercial districts through direct outreach). The Los Angeles County Commercial Acquisition Fund (CAF), which provides capital to enable nonprofit acquisition of commercial properties and lease them at below-market rates, offers a mechanism for sites where ownership is willing to transact but conventional development economics cannot support market-rate acquisition costs. Cities can facilitate access to this program by introducing property owners to eligible nonprofit acquirers, positioning the CAF as an alternative disposition pathway rather than requiring a full market-rate sale.

SCAG's Housing Infill on Public and Private Lands (HIPP) program, funded through its Partnership for Advancing Technology in Housing (PATH) initiative with \$8 million awarded in 2023, provides direct precedent for what subregional coordination of this work looks like: the City of Los Angeles received \$2.9 million for a program specifically focused on scaling up housing development on city-owned land, while other SCAG jurisdictions received funds for corridor-wide infill housing initiatives. SBCCOG should explore whether a similar coordinated application, positioning the South Bay's underutilized commercial corridor inventory as a subregional housing opportunity pipeline, could unlock PATH, REAP, or similar competitive funding for predevelopment and site facilitation work across multiple member cities simultaneously, reducing per-city costs and demonstrating the subregional coordination value that SBCCOG is uniquely positioned to provide.



Permits issued for income-restricted units in San Diego

Increase in permits issued for affordable units in San Diego in 2023, after adoption of the Affordable Housing Now permit program.

Source: <https://www.axios.com/local/san-diego/2024/05/08/affordable-housing-construction-development-boom-future-drop-off>

3.6 Affordable Housing Requires Land Strategies, Subsidy, and Public-Private Partnerships

Finding

Market-rate development alone will not produce significant levels of affordable housing on commercial sites. While higher-value markets may support some income-restricted units within market-rate projects, particularly where State density bonuses provide meaningful additional yield, most affordable housing production will require subsidies through land and financing partnerships to close feasibility gaps. This is especially true for housing affordable to lower-income households at or below 60% Area Median Income (AMI), where the gap between achievable rents and development costs is too large to be bridged by market mechanisms.

This finding clarifies that affordable housing and market-rate housing require different development strategies, different site selection criteria, and different public tools. Cities that conflate the two risk both underfunding affordable housing production and over-counting affordable potential from market-rate sites in their Housing Elements.

Examples from Pro Forma Studies

Pro forma analysis confirmed that Residual Land Values (RLV) — even in the study's strongest South Bay areas — are insufficient to support deep below-market rents at without subsidy. Kosmont's summary of the initial results noted that capacity to support significant ratios of income-restricted units continues to be limited without the use of external funding sources. The Gable House Apartments at 22501 Hawthorne Blvd, one of the South Bay's strongest market-rate projects, includes just 17 affordable units out of 218, fulfilling the minimum inclusionary requirement but illustrating the ceiling on what the market can deliver on its own. Senior housing was a partial exception, consistently outperforming market-rate multifamily apartments at similar densities due to favorable financing and lower parking needs.

Affordable Housing Tools and Opportunities

- **Measure A and the South Bay Regional Housing Trust.** Los Angeles County voters approved Measure A in November 2024, a half-cent sales tax generating over \$1 billion annually for homelessness services and affordable housing. SBCCOG is explicitly identified as an eligible jurisdiction in the LACAHS expenditure framework, meaning South Bay cities have a direct pathway to Measure A funds for affordable housing production. The newly formed (April 2026) South Bay Regional Housing Trust gives the subregion a dedicated vehicle to pool, attract, and deploy these and other funds.
- **West Carson Villas as a proof of concept.** PATH Ventures' recently opened West Carson Villas — 111 units of affordable housing near the Torrance / unincorporated LA County border — was made possible by a \$20 million award from the California Department of Housing and Community Development (HCD) Multifamily Housing Program (MHP), layered with Low Income Housing Tax Credit (LIHTC) financing and other sources. This project demonstrates both the model (public subsidy + mission-driven developer + publicly supported site) and the specific funding stacks that are available for the South Bay context.
- **Carson's inclusionary in-lieu fee program.** Carson has an existing inclusionary housing and in-lieu fee program that allows developers to pay fees instead of building affordable units on-site, with those funds used for affordable housing production elsewhere in the city. Cities that do not yet have such programs should consider adopting them, as in-lieu fees can provide a consistent local funding stream that can be leveraged against state and federal sources. However if in-lieu fees are not priced in consideration of fluctuating market capacity, they can also serve as a barrier to residential production.
- **Distinguish affordable and market-rate sites in Housing Element planning.** When identifying RHNA opportunity sites, clearly separate sites where market-rate development is realistic from sites where affordable housing will require public intervention. Over-counting affordable potential from market-rate sites risks non-compliance at

lower income levels — particularly for very low- and extremely low-income categories.

- **Support and recruit mission-driven affordable developers to the South Bay.** Affordable housing development requires specialized expertise in tax credit finance, regulatory compliance, and community engagement. Cities and

SBCCOG should actively support Community Development Corporations (CDC) and nonprofit developers operating in the subregion — through predevelopment support, site introductions, and entitlement processes tailored to nonprofit timelines and funding cycles. West Carson Villas demonstrates that this model can work in the South Bay context.

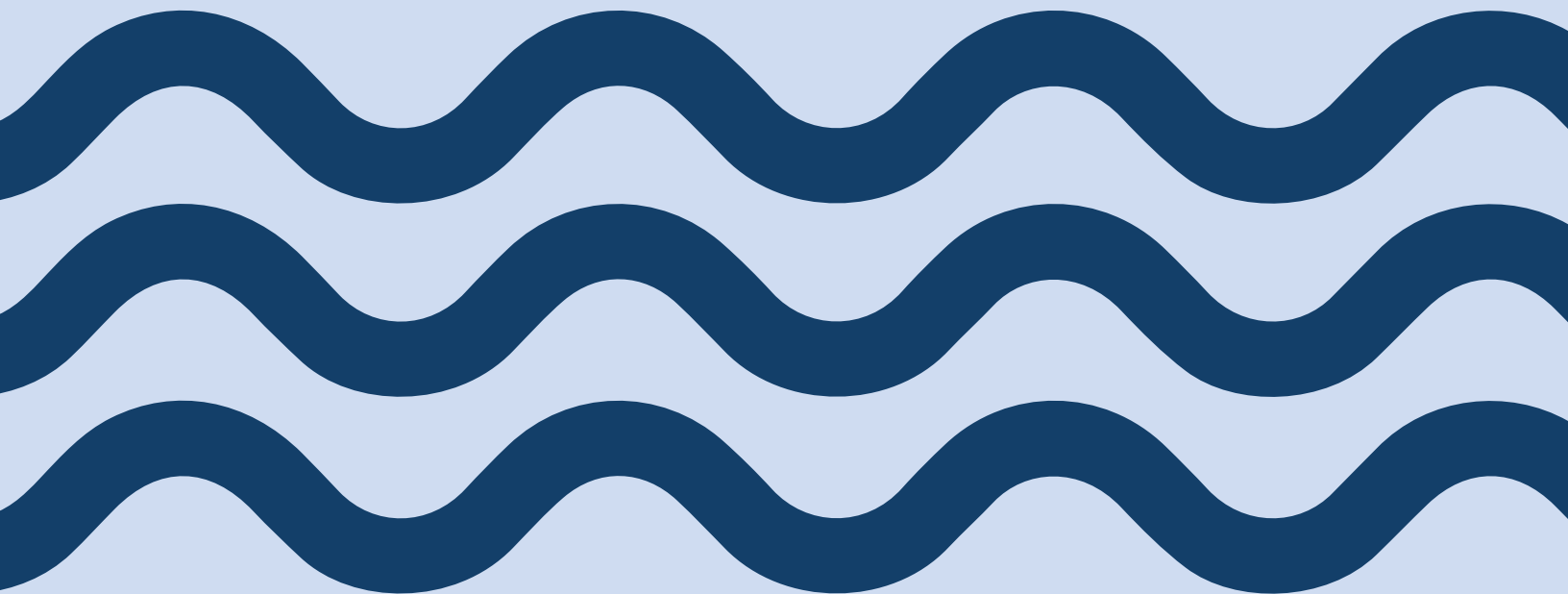


West Carson Villas 100% affordable housing project, Torrance, CA. Completed 2024.



The Cordary Avenue Affordable Housing project is a planned 100% affordable and supportive housing project in Hawthorne that recently received a \$6 million loan from the South Bay Regional Housing Trust.

Appendix



4

Sites Inventory Tool Methodology

4.1 Sites Inventory Tool Objective

- Identify underutilized commercial sites across SBCCOG member cities that hold strong potential for infill housing development, in alignment with local zoning and market feasibility.
- Prioritize sites that advance SBCCOG's sustainability goals, including sustainable mobility, neighborhood vitality around key destinations, and equitable development outcomes for the South Bay region.
- Develop **a user-friendly, GIS-based site inventory** as a resource for South Bay cities, to support local planning, housing element updates, and proactive housing production strategies.

4.2 Methodology

The identification of sites follows a multi-step process where each commercially zoned site has a variety of attributes that are assigned a specific score. These attributes are then grouped into composite scores and weighted according to their significance. By aggregating these weighted composite scores, we establish an overall ranking for development potential. As a final measure, sites with high overall scores undergo ground-truthing to verify current conditions, with a focus on ensuring representation across all SBCCOG partner cities.

Note -

The sites inventory was created through a GIS analysis implemented as a parcel-based screening and scoring process that combines assessor data, parcel geometry, business-location patterns, regional planning overlays, infrastructure and access overlays, environmental and equity overlays, and redevelopment indicators.

Step 1: Identify Underutilized Commercial Sites

The first step focuses on identifying properties designated for commercial use that are currently developed at densities or intensities below their potential, or that present redevelopment opportunities due to economic or physical conditions.

For this study, "underutilized commercial properties" are defined as parcels that:

- Are designated for commercial use, using SCAG's land use categories and/or the LA County Assessor's classifications; and
- Are designated for industrial use (Ex: Warehouses), using SCAG's land use categories and/or the LA County Assessor's classifications; and
- Exhibit one or more characteristics of underutilization based on physical development potential or economic viability indicators.

A. Physical Underutilization

These are properties where the current physical buildout is significantly below what is allowed by zoning or what is feasible for urbanized settings.

B. Economic Underutilization

These are properties where market signals indicate weak economic performance relative to land value, suggesting potential for more productive use.

Notes from REAP 1.0 Housing Roadmap

1. No minimum site size filter will be applied, in order to capture a range of infill opportunities including small-lot and missing middle housing typologies and for-sale opportunities that may be more market feasible.
2. Prioritization criteria could further emphasize aspects like sites with large vacant areas or surface parking that may be easier to infill based on results from previous studies.

Table 1A - Physical Underutilization

Attribute	Filter Criteria	Scoring
Low Development Intensity	Low Floor Area Ratio (FAR at or below 0.25 and 0.5). Includes vacant or minimally developed parcels, surface parking dominant sites, and single-story buildings on large sites	<0.5 = 1 >0.5 = 0
Aging Structures	Building Age, especially buildings 60 years or older that may need significant upgrades	>60 = 1 >30 & <60 = .5 <30 = 0

Table 1B - Economic Underutilization

Attribute	Filter Criteria	Scoring
Improvement to Land Value Ratio (IM)	At the date of record after 2010, low value of improvements relative to value of land (0.35 will be used as the cut off)	Year >= 2010 & IM < 0.35 = 1 Year < 2010 & IM < 0.35 = 0.5 Year >= 2010 & IM > 0.35 = 0 Year < 2010 & IM > 0.35 = 0
Commercial Vacancy	Presence of high-level commercial vacancy indicators (Businesses closing data, volume of sales data etc.), used primarily as a prioritization metric rather than a pass/fail	Note: Dataset does not place businesses within properties and is not recommended for use. Vacancy verified through groundtruthing of shortlisted sites.

Step 2: Identify Sites Most Suitable for Housing

The second step reines the list of underutilized sites by applying suitability filters based on sustainable housing potential, neighborhood vitality, and equity outcomes.

A. Sustainable Housing Potential

Focus on sites aligned with broader sustainable development patterns, smart growth strategies, and supportive mobility infrastructure.

B. Complete Neighborhood/ Corridor Revitalization Potential

Focus on proximity to thriving mixed-use environments, strong commercial ecosystems, and digital connectivity.

C. Equitable Housing

This layer ensures housing production supports equity and inclusivity goals for disadvantaged communities.

Note -

The GIS Implementation Methodology involved 5 key stages -

1. Build a parcel-level assessor geodatabase.
2. Commercial Parcel Selection: Clip and classify parcels for the SBCCOG study area, then isolate commercial parcels.
3. SBCCOG Business Mix: Use DataAxle business points to identify land-use mix centers at quarter-mile and half-mile scales.
4. Analysis: Merge adjacent commercial parcels, calculate redevelopment indicators, apply spatial overlays, and produce final scores.
5. Inventory Site Selection: Qualitative evaluation of sites to create the site inventory.

Table 2A – Sustainable Housing Potential

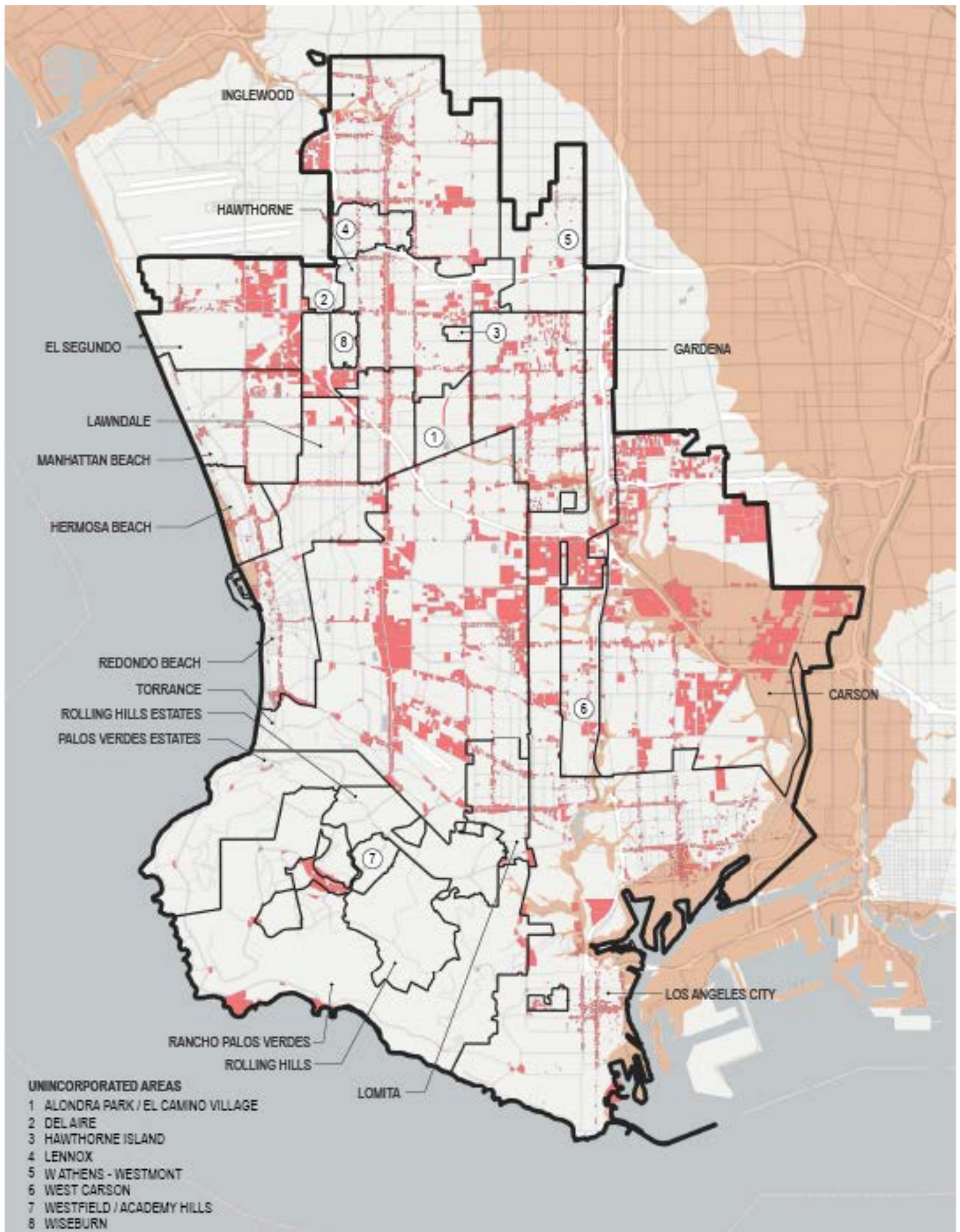
Criteria	Data Source / Filter	Scoring
SCAG Priority Growth Areas	Parcels within or adjacent to High Quality Transit Areas (HQTAs), Transit Priority Areas (TPAs), or Neighborhood Mobility Areas (NMAs) as designated by SCAG	Within = 1 Outside = 0
Neighborhood Mobility Areas (walkability)	Parcels located within high street intersection density zones indicating walkable, connected networks (SCAG Helpr Tool).	Within = 1 Outside = 0
SBCCOG Local Travel Network (LTN)	Parcels within 0.25 miles of LTN corridors supporting zero-emission, local mobility options.	Within = 1 Outside = 0
Outside Hazard Areas	Exclusion or deprioritization of parcels within fire severity zones, liquefaction areas, or landslide- prone zones (SCAG Helpr Tool, CalFire datasets).	Within = 0 Outside = 1

Table 2B – Complete Neighborhood Potential

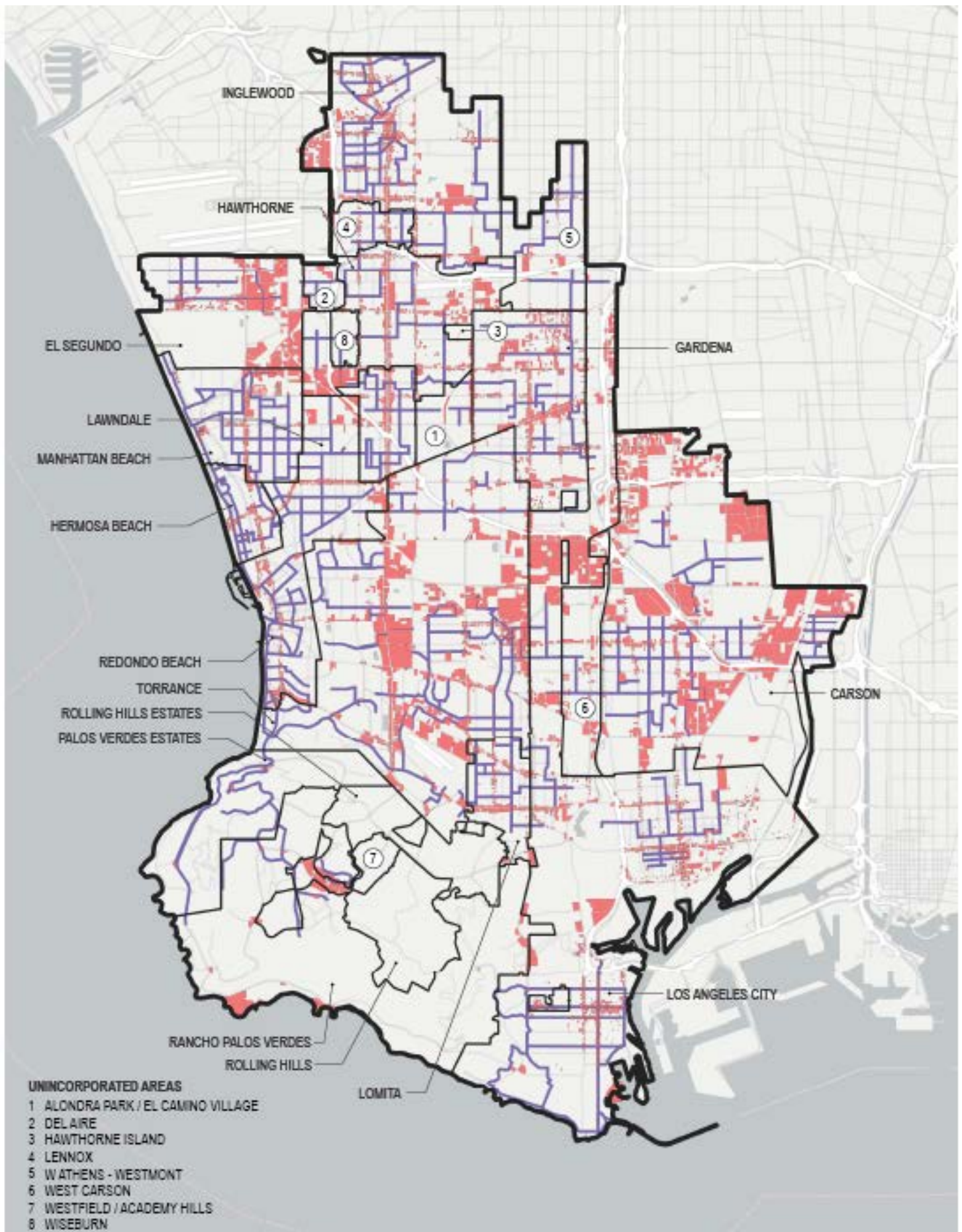
Criteria	Data Source / Filter	Scoring
Land Use Mix	Identification of diverse land use clusters, through analysis of NAICS codes and parcel land use within 0.25–0.5 miles.	Within = 1 Outside = 0
Proximity to Major Employment Nodes or Destinations	Parcels within 0.5 miles of key employment nodes or regional commercial hubs, as well as community amenities such as: parks, schools, grocery stores, recreation, (from SBCCOG LTN or SCAG datasets).	Within = 1 Outside = 0
Broadband Network Access	Parcels adjacent to or intersecting with SBCCOG Broadband Network corridors, ensuring digital infrastructure readiness.	Within = 1 Outside = 0

Table 2C – Equitable Housing

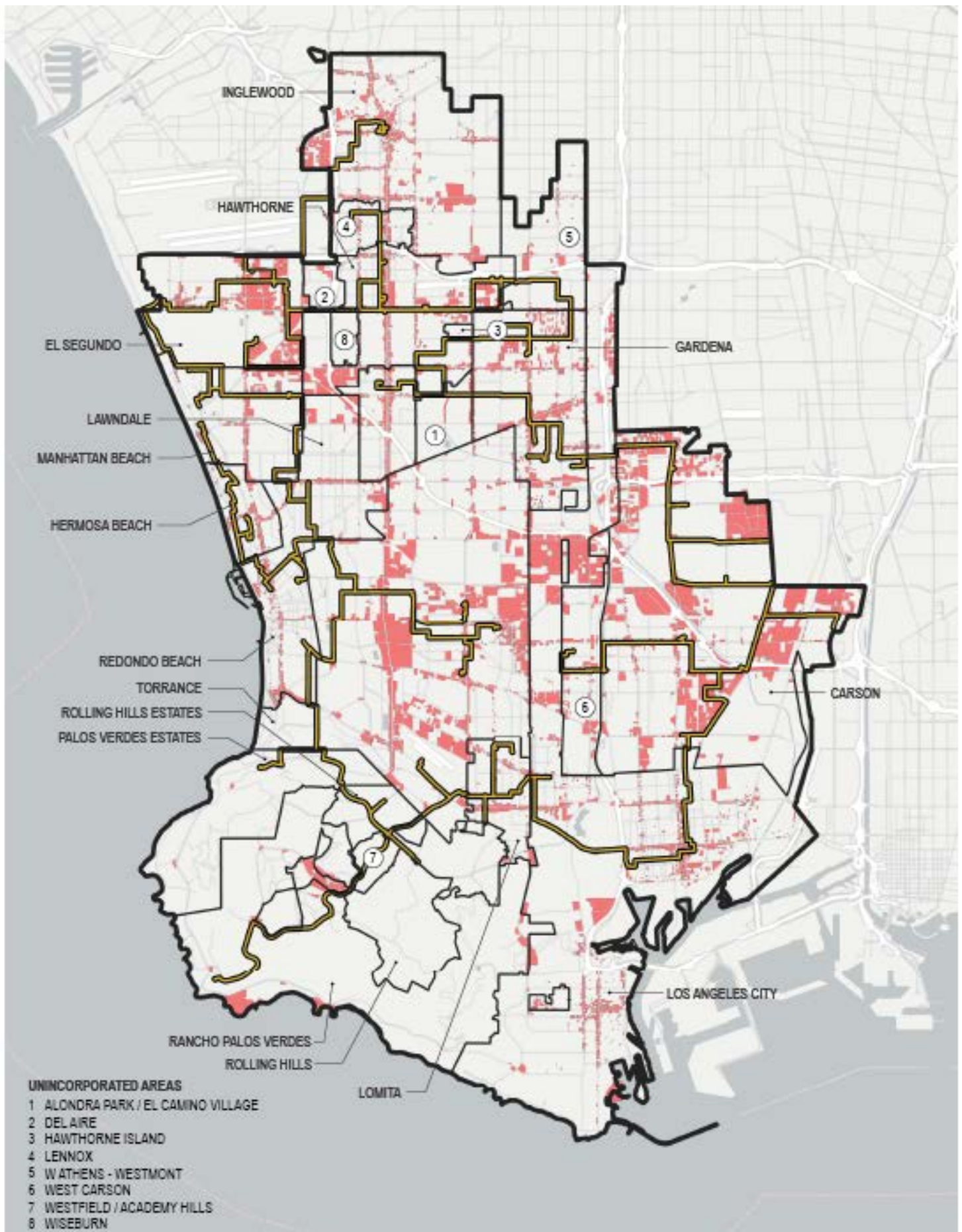
Criteria	Data Source / Filter	Scoring
SCAG Priority Growth Areas	Parcels within or adjacent to High Quality Transit Areas (HQTAs), Transit Priority Areas (TPAs), or Neighborhood Mobility Areas (NMAs) as designated by SCAG	Within = 1 Outside = 0
Neighborhood Mobility Areas (walkability)	Parcels located within high street intersection density zones indicating walkable, connected networks (SCAG Helpr Tool).	Within = 1 Outside = 0
SBCCOG Local Travel Network (LTN)	Parcels within 0.25 miles of LTN corridors supporting zero-emission, local mobility options.	Within = 1 Outside = 0
Outside Hazard Areas	Exclusion or deprioritization of parcels within fire severity zones, liquefaction areas, or landslide- prone zones (SCAG Helpr Tool, CalFire datasets).	Within = 0 Outside = 1



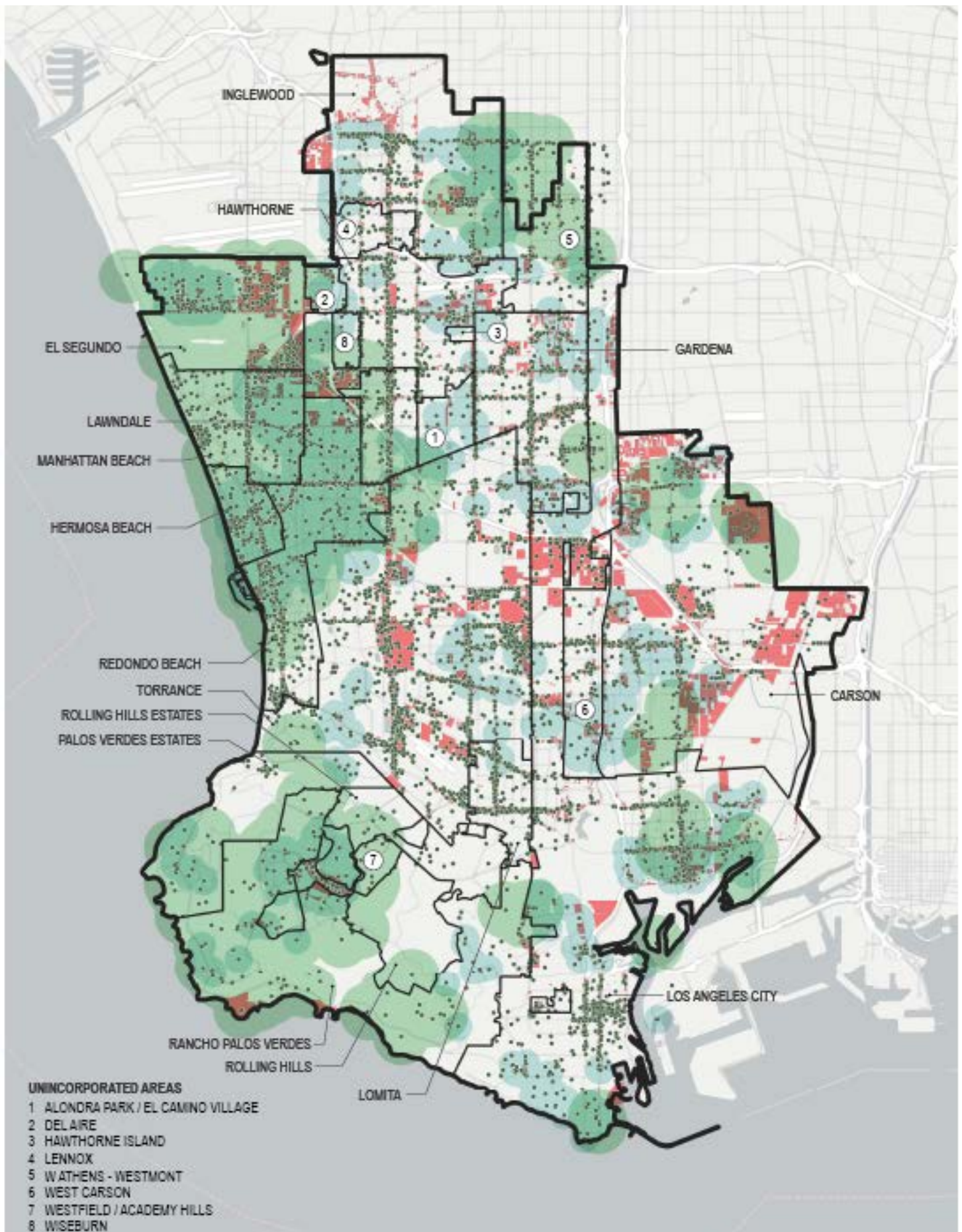
Overlay Analysis Map: 2A - Liquefaction Zones



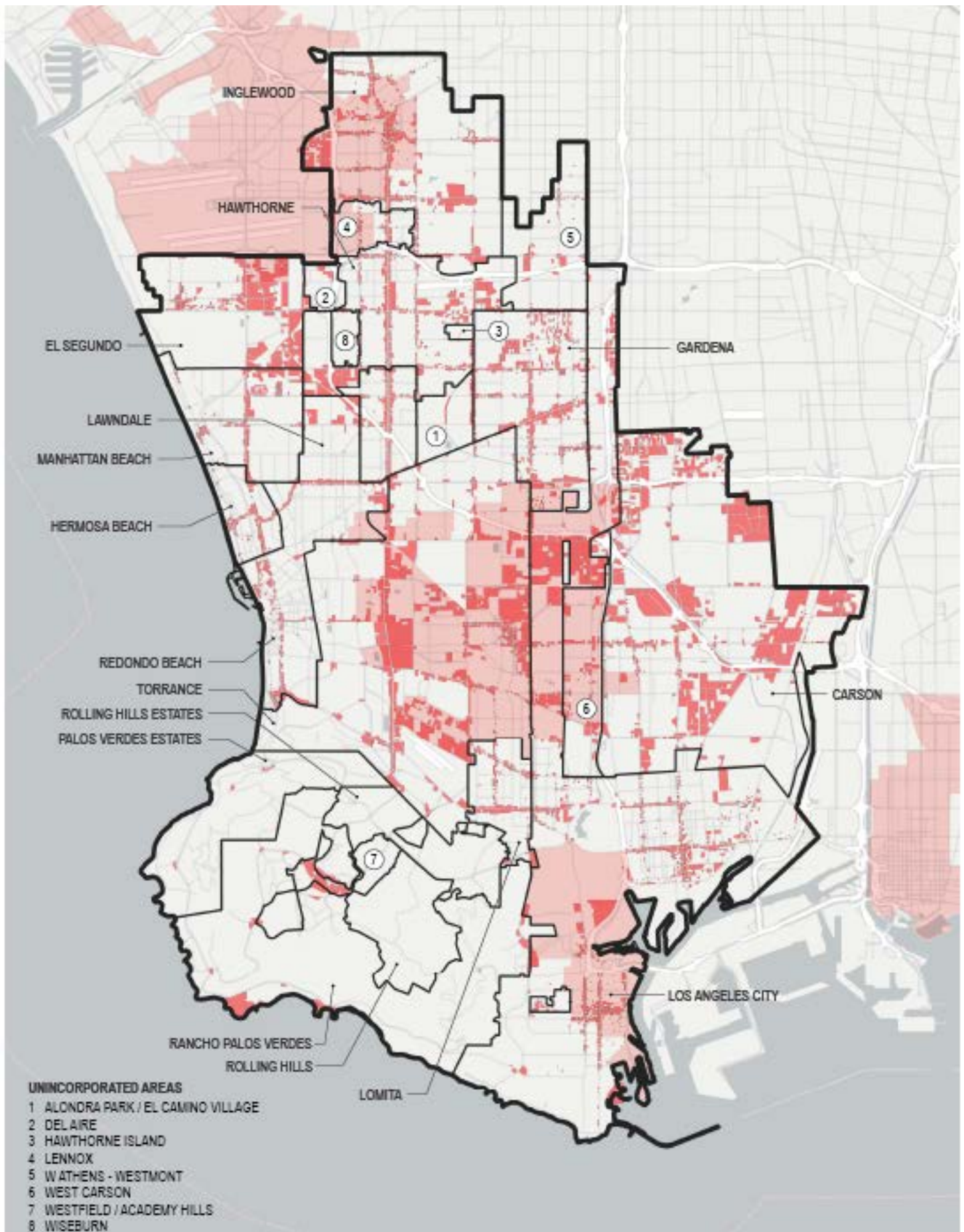
Overlay Analysis Map: 2A - SBCCOG Local Travel Network (LTN)



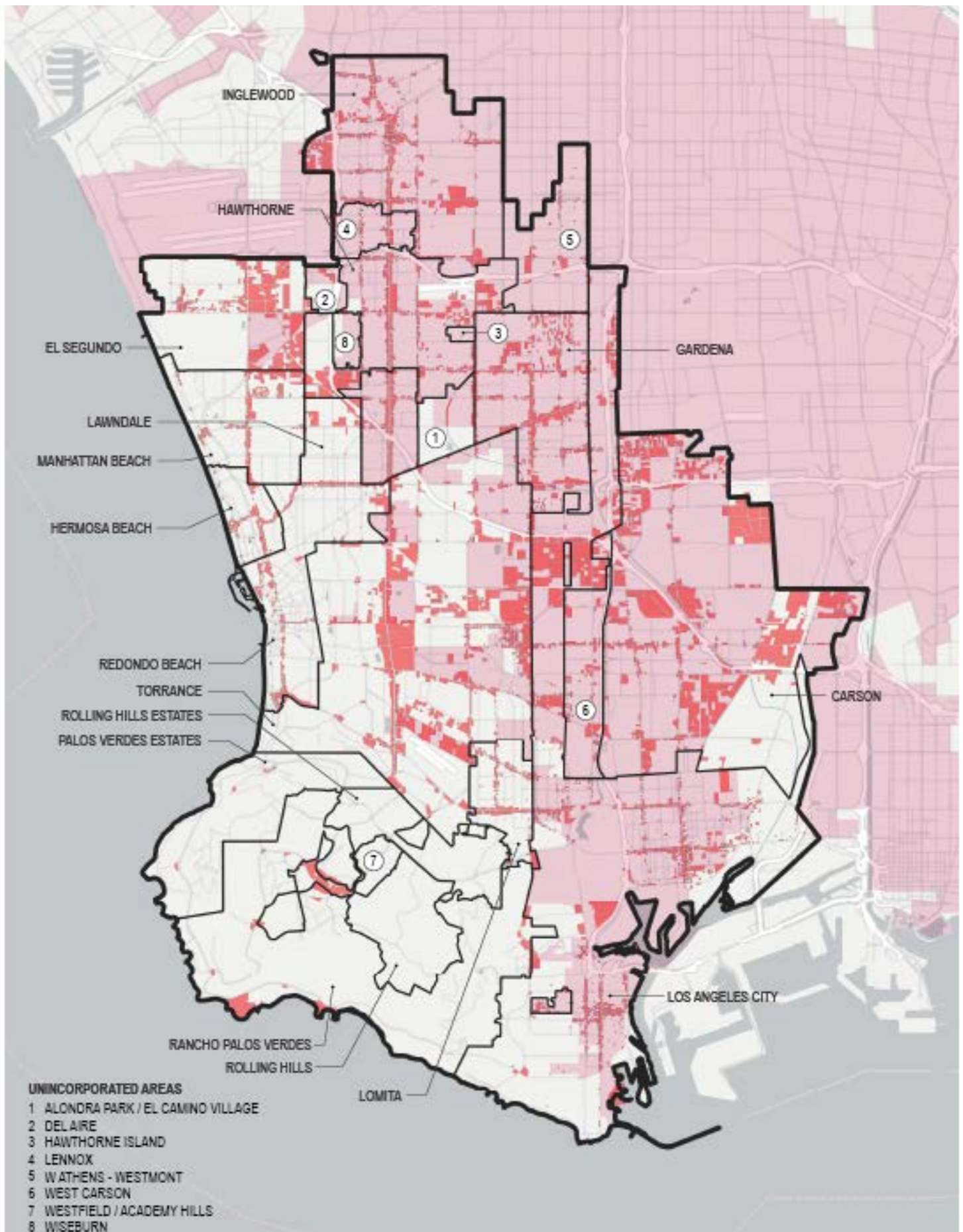
Overlay Analysis Map: 2B - South Bay Broadband Network



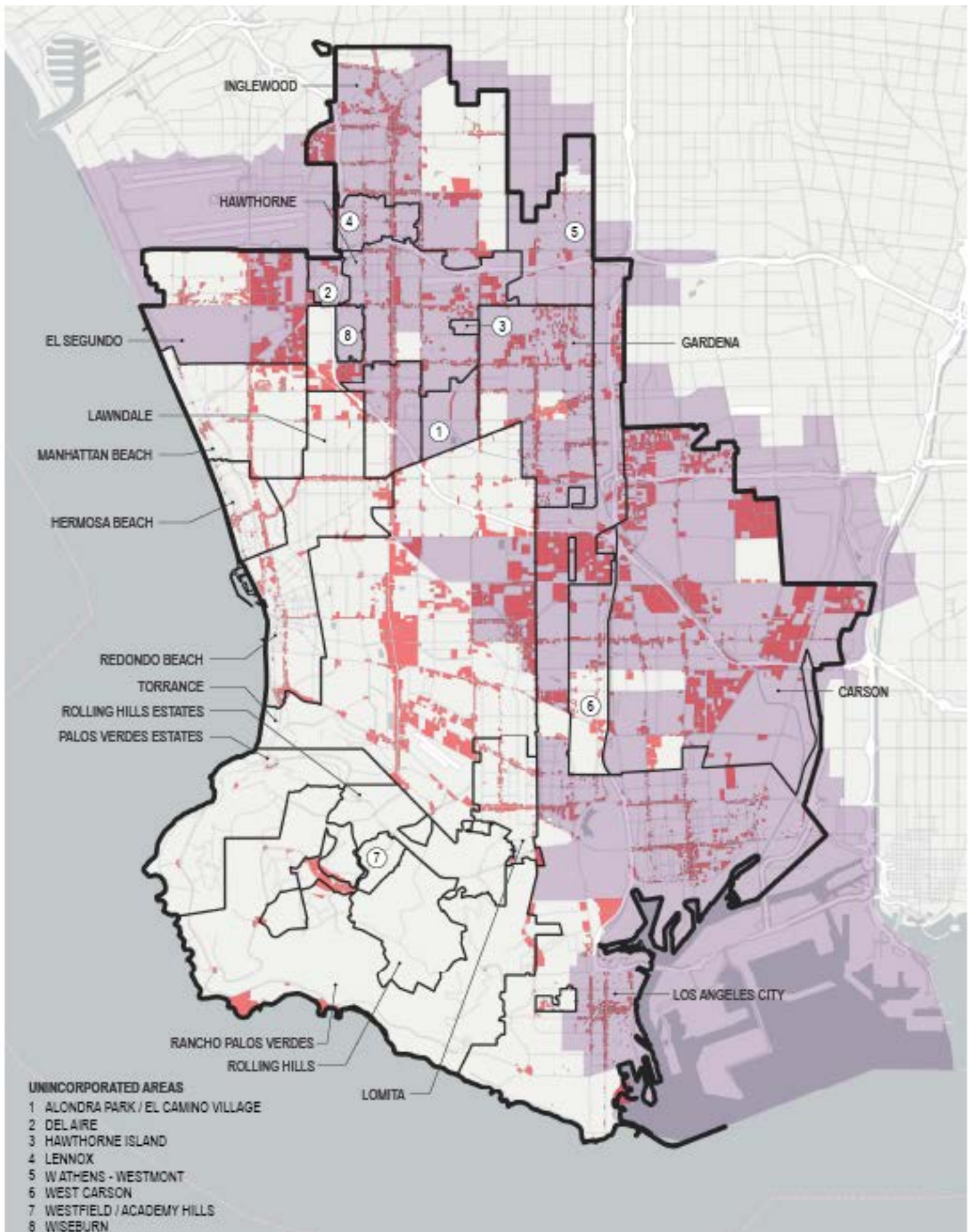
Overlay Analysis Map: 2B - Land Use Mix



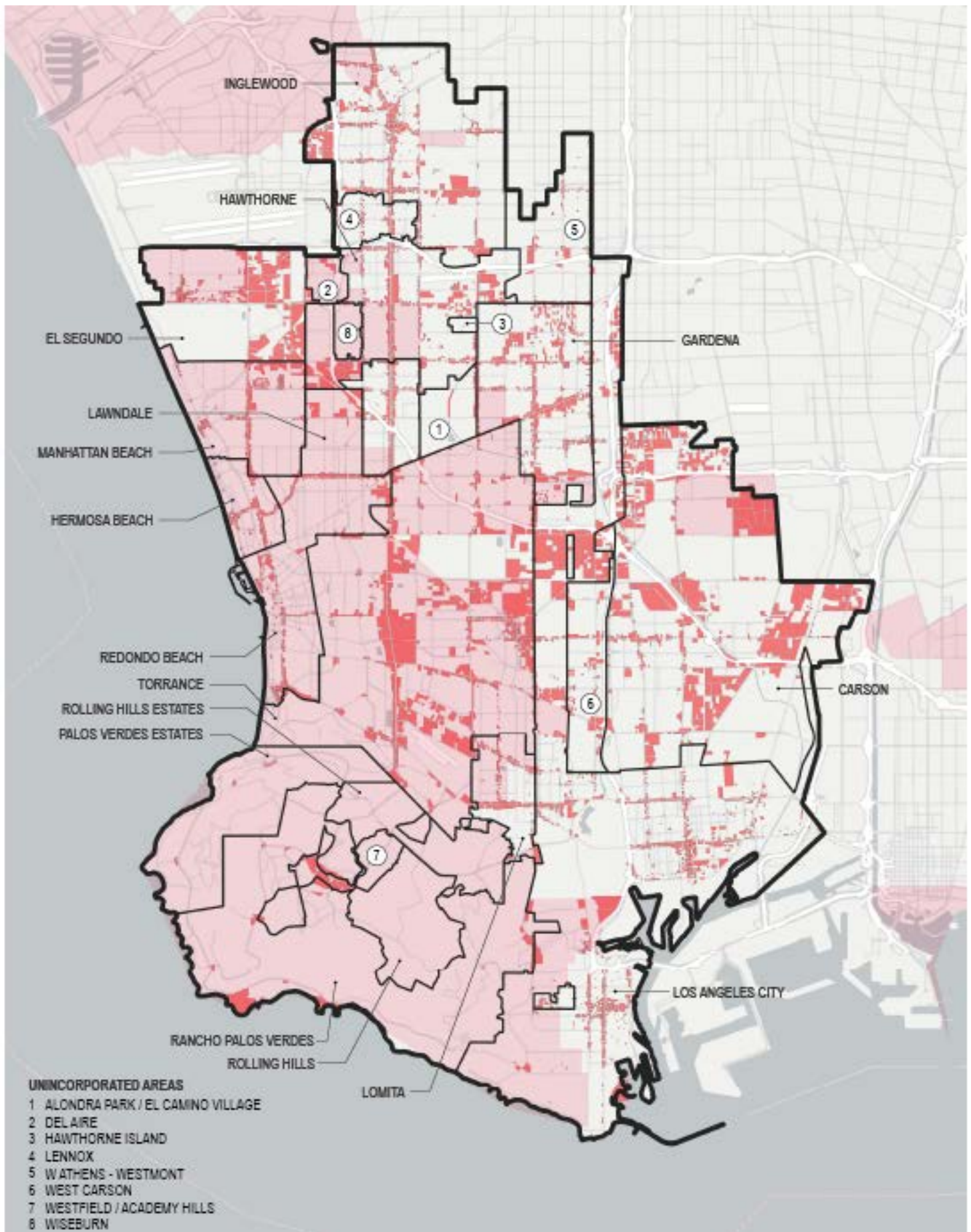
Overlay Analysis Map: 2B - Major Employment Nodes



Overlay Analysis Map: 2C - Environmental Justice Areas



Overlay Analysis Map: 2C - SB 535 Areas



Overlay Analysis Map: 2C - TCAC High Resource Areas

Step 3: Composite and Overall Scores

The attributes in the previous steps are weighted and added to a series of composite scores and an overall score.

Primary Attribute Composite Score	Scoring Weight
Low development intensity	3
Aging Structures	3
Improvement-to-land value ratio	3

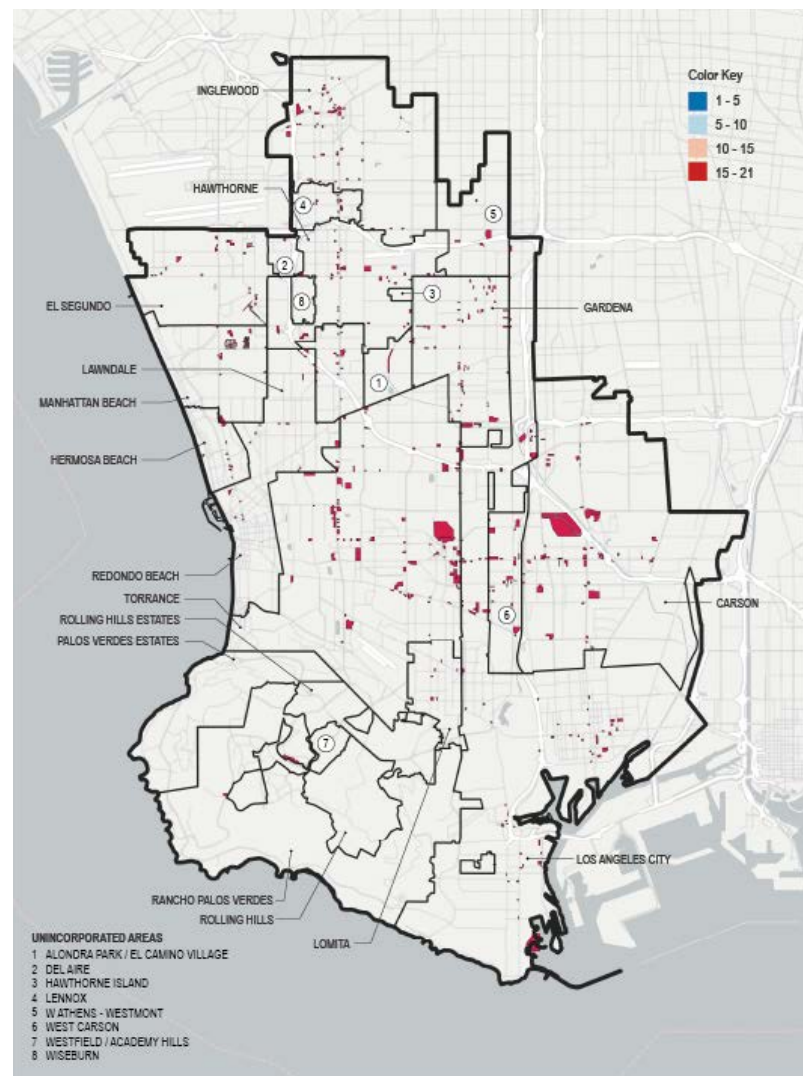
Priority Attributes Score	Scoring Weight
SCAG Priority Growth Areas	1
Neighborhood Mobility Areas (walkability)	1
Outside Hazard Areas	1.5
Land Use Mix	2
Proximity to Major Employment Nodes or Destinations	2

Other Attributes Score	Scoring Weight
Environmental Justice Areas	1
SB 535 Disadvantaged Communities	1
TCAC/HCD High Resource Areas	1
SBCCOG Local Travel Network (LTN)	1
Broadband Network Access	1.5

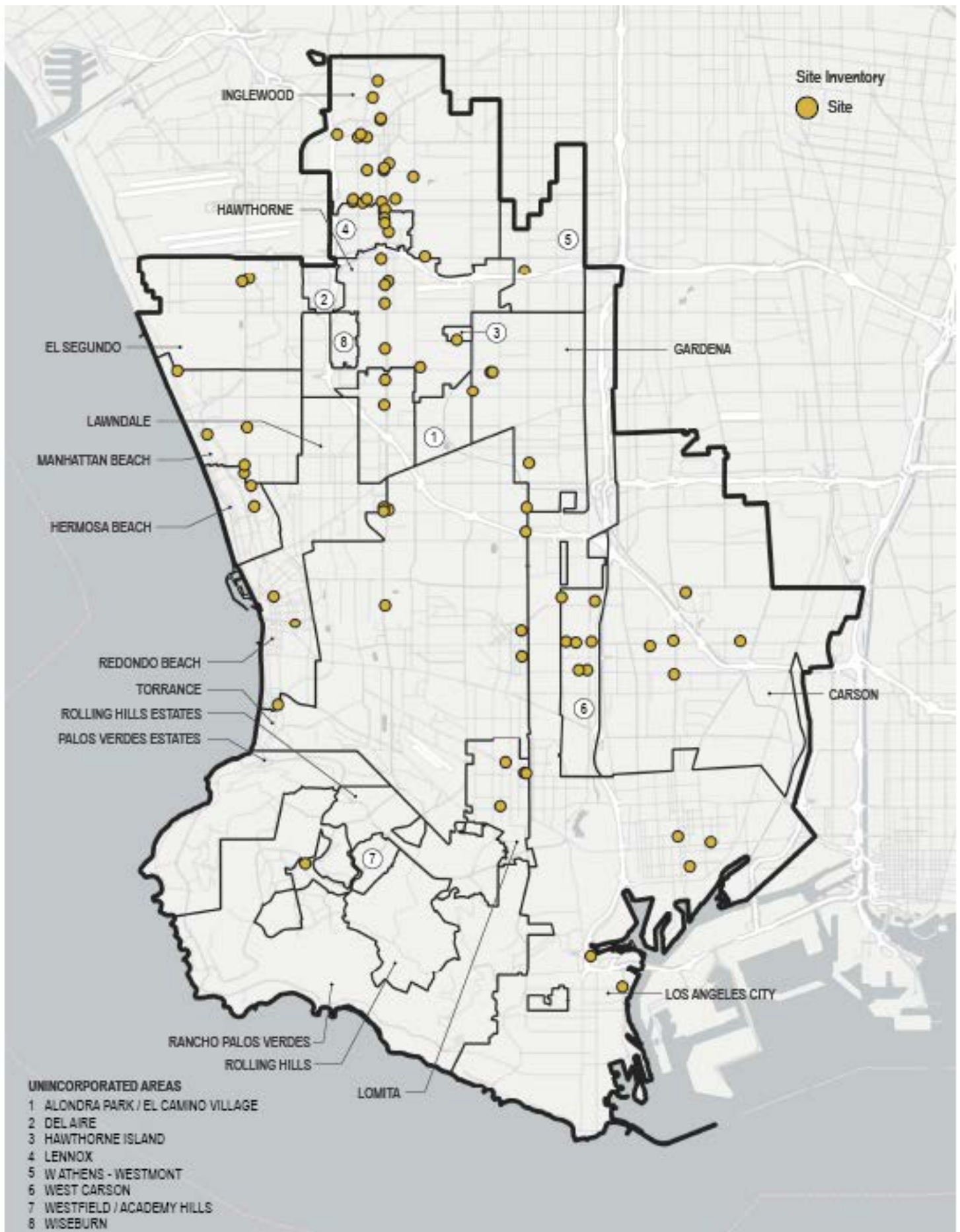
Overall Score	Scoring Weight
Primary Attribute Composite Score	1
Priority Attribute Score	1
Other Attribute Score	1

Step 4: Selecting Sites for the Inventory

The final step refines the sites from the spatial analysis by highlighting those within the higher range of the overall development potential score. This selection process involves a qualitative evaluation of the scores through satellite and street view imagery to ground-truth current conditions. 80 candidate sites distributed across all SBCCOG partner cities are included in the final inventory.



Filtering Map: Groundtruthing of selected sites from analysis



Inventory Map: Final 80 sites inventory

4.3 Data Sources and Literature References

Data Sources

- SCAG Land Use Classification
- SCAG Annual Land Use Data Dictionary
- SCAG 2020 Annual Land Use Dataset (updated April 2024)
- LACOUNTY Land Use Classification (Includes classification on number of stories)
- LACOUNTY GIS Countywide Building Outlines (2020)
- Improvement and Land Value Ratios: LA County Assessor Valuation Data
- Building Age: LA County Assessor Property Records
- Commercial Vacancy: Yelp, CoStar
- SBCCOG Local Travel Network: SBCCOG Dataset
- Walkability / Street Network Density: SCAG Helpr Tool
- Destinations (Parks, Schools, Employment): SBCCOG LTN
- SCAG Priority Growth Areas (HQTAs, NMAs, TPAs)
- Business Activity & Employment Nodes: Business license data, NAICS codes
- Broadband Network: SBCCOG Broadband Dataset
- Environmental Justice / Disadvantaged Areas: SCAG Helpr Tool (EJ/ DAC)
- High Resource / Opportunity Areas: TCAC/HCD Opportunity Area Mapping
- Hazard Zones (Fire, Liquefaction, Landslide): SCAG Helpr Tool, CalFire datasets

Literature References

- Repurposing Commercial Real Estate to Support Housing, <https://file.lacounty.gov/SDSInter/bos/supdocs/154071.pdf>
- <https://ternercenter.berkeley.edu/wp-content/uploads/2020/12/Residential-Redevelopment-of-Commercially-Zoned-Land-in-California-December-2020.pdf>
- <https://lusk.usc.edu/news/costar-apartments-store-developers-eye-underutilized-retail-centers-multifamily-conversions>
- https://www.rand.org/pubs/research_reports/RRA1333-1.html
- REAP 2.0 Infill Guidance and Definition
- ICSC Shopping Center Classification

5

Development Test Fits & Pro Forma Analysis

Site 1 & 2 CITY OF CARSON

Site 3 & 4 CITY OF HAWTHORNE

Site 5 & 6 CITY OF TORRANCE

Site 7 CITY OF INGLEWOOD

Site 8 CITY OF GARDENA

Site 9 CITY OF LAWNDALE

Site 10 CITY OF EL SEGUNDO

Site 11 CITY OF WILMINGTON

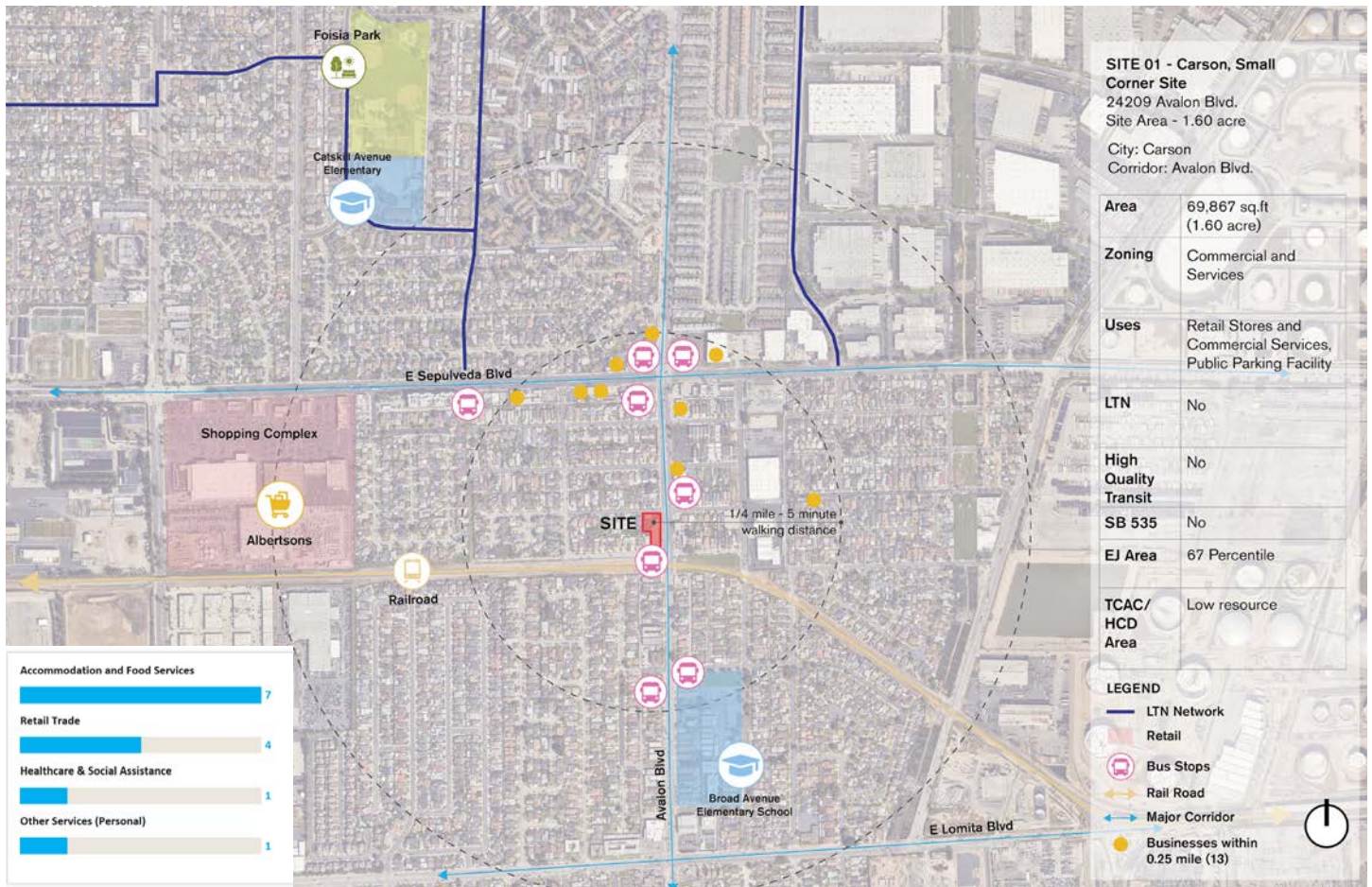
Site 12 CITY OF LOMITA

Site 13 LA COUNTY



City of Carson

Site #1: 24209 Avalon Blvd.



Site #1 (24209 Avalon Boulevard) is a 1.60 acre lot located along Avalon Boulevard and surrounded by single-family neighborhoods to the north and west, with a railway corridor to the south.

The site presents an opportunity to introduce a new housing at a scale that is compatible with the surrounding neighborhood. The development approach explores multiple design concepts, including for-sale town homes and five-story apartment options that use building scale and site design to create a smooth transition to nearby homes and provide outdoor spaces for residents.

Hypothetical Redevelopment Scenario

- Infill Project on Commercial Corridor
- Appropriate Neighborhood Scale
- Backyard Open Space for residents

KEY

- 1 15 2/3-Story Townhome Units with Ground Level Parking
- 2 Community Backyard



Program

Site Acres	0.6
Net Commercial SF	-
Net Residential SF	20,250
Gross Parking / Bedroom	0.6
Total Bedrooms	50
Dwelling Units	15
DU / Acre	26

Costs & Revenue

Land Cost / Net SF	\$ 120
Parking Cost / Net SF	-
Development Cost / Net SF	276
Soft Cost / Net SF	75
Total Cost / Net SF	\$ 471
Gross Rev / Net SF - Lease	\$ 414
Gross Rev / Net SF - Sale	526
Return on Cost - Lease	-12.0%
Return on Cost - Sale	11.8%

Lease - Not Considered Viable

Sale - Likely Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0
Potential Capacity - Sale	
Equivalent Low Units	0

Other Hypothetical Redevelopment Scenario



Flats 3-5 Stories (35 units, 60 du/ac)

The five-story apartment concept transitions to a three-story scale adjacent to single-family homes. In this option, the average unit size is reduced to 730 SF (from 850 SF in other scenarios), increasing unit yield and improving land efficiency. The scenario was determined to be likely viable, generating sufficient residual land value (RLV).

- 1 35 Residential Flats
- 2 12 Surface Parking Stalls
- 3 22 Parking Stalls Retained



Flats 5 Stories (38 units, 65 du/ac)

The five-story apartment concept concentrates development along Avalon Blvd. while using surface parking along the site edge to create separation from adjacent residential uses. By retaining existing surface parking, the scenario avoids the added cost burden of structured parking and improves overall feasibility. The scenario was determined to be likely viable, generating sufficient residual land value (RLV).

- 1 38 Residential Flats
- 2 12 Surface Parking Stalls
- 3 22 Parking Stalls Retained



Senior Housing (57 units, 97 du/ac)

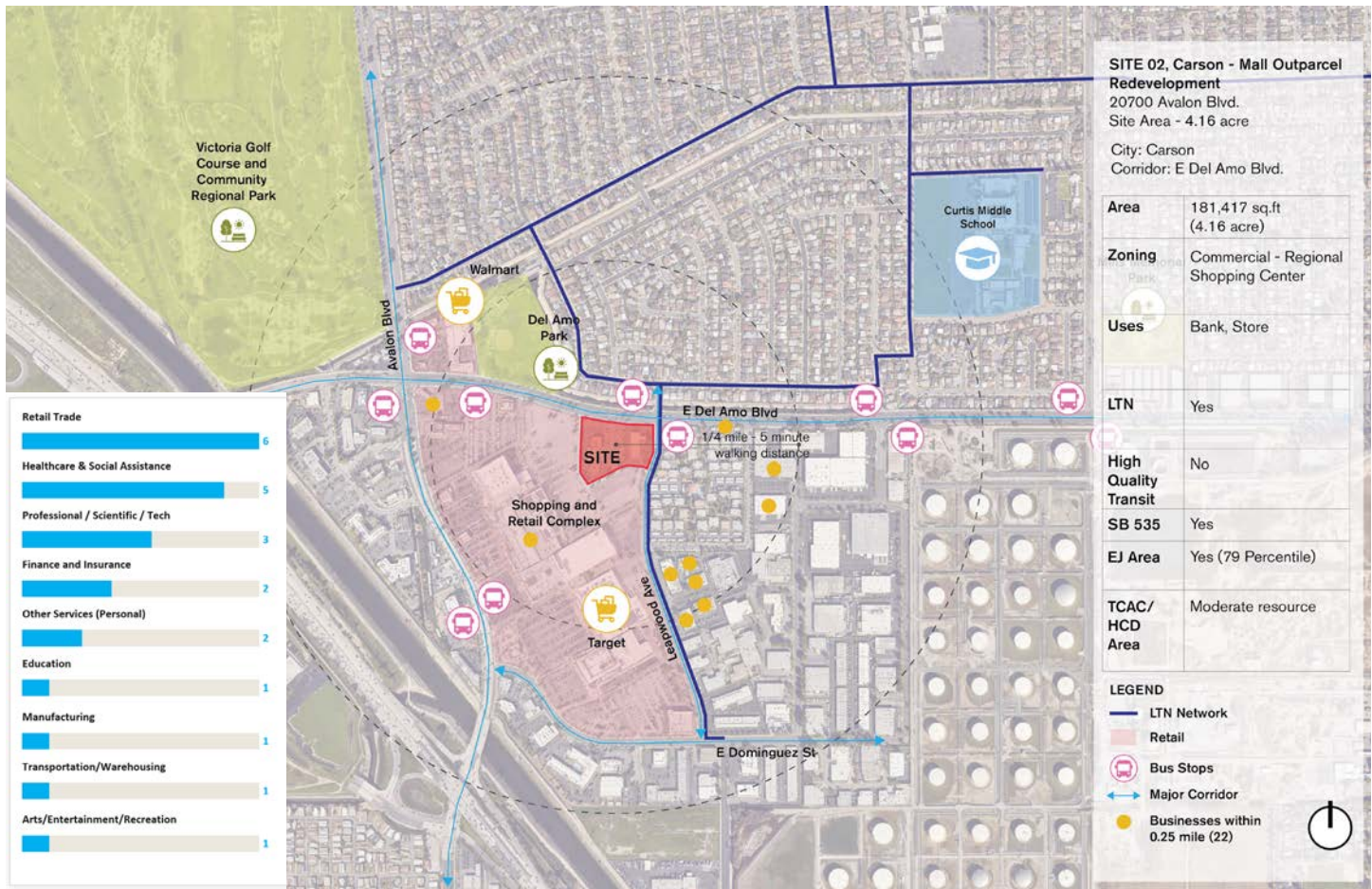
The five-story senior housing concept concentrates development along Avalon Blvd. It applies a reduced parking ratio of 1:4 through surface parking. The lower parking demand associated with senior housing increases land efficiency and avoids the additional cost burden of structured parking. The scenario was determined to be likely viable, generating sufficient residual land value (RLV).

- 1 57 Senior Units
- 2 22 Surface Parking Stalls
- 3 Open Space



City of Carson

Site #2: 20700 Avalon Blvd



Site #2 (20700 Avalon Boulevard) is a 4.16-acre site located along Del Amo Blvd, near Carson Mall. The site benefits from proximity to a major retail destination, as well as existing on-site commercial uses.

The development scenarios leverage these adjacencies to explore high-density housing strategies. One option considers retaining the existing Bank of America building. Another tests a more urban, village-like configuration supported by reduced or eliminated parking, enabled by the site's walkable access to Carson Mall. Additional typologies, including micro-units, are also evaluated to increase unit yield and diversify the housing mix.

All scenarios are designed to remain adaptable to the potential future redevelopment of surrounding surface parking areas.

Hypothetical Redevelopment Scenario

- Walking distance from large scale retail destination
- Adaptive retail reuse of existing bank building
- Density and site layout considering future redevelopment of adjacent parking lots

KEY

- 1 262 Residential Flats
- 2 262 Structured Garage Spaces
- 3 Existing Bank of America Retained
- 4 Open Space
- 5 35 Parking Spaces Retained



Program

Site Acres	4.2
Net Commercial SF	13,500
Net Residential SF	222,900
Gross Parking / Bedroom	0.9
Total Bedrooms	328
Dwelling Units	262
DU / Acre	63

Costs & Revenue

Land Cost / Net SF	\$ 81
Parking Cost / Net SF	52
Development Cost / Net SF	371
Soft Cost / Net SF	116
Total Cost / Net SF	\$ 619
Gross Rev / Net SF - Lease	\$ 660
Gross Rev / Net SF - Sale	604
Return on Cost - Lease	6.6%
Return on Cost - Sale	-2.4%

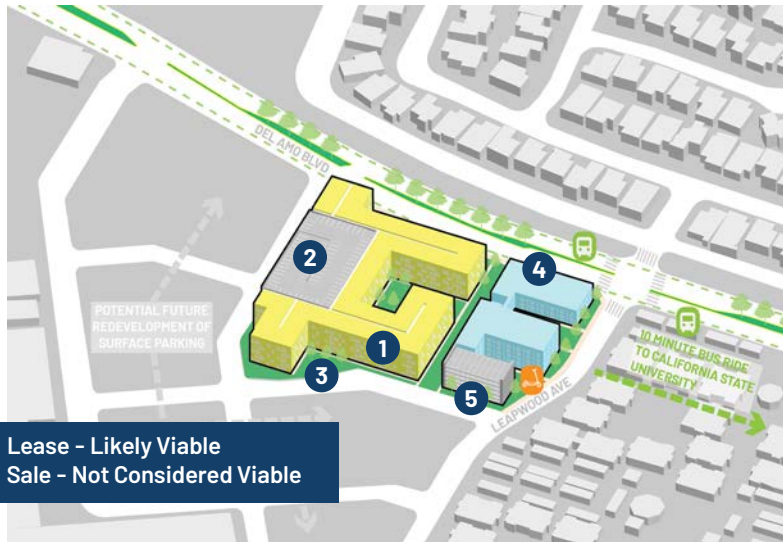
Lease - Likely Viable

Sale - Not Considered Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0
Potential Capacity - Sale	
Equivalent Low Units	0

Other Hypothetical Redevelopment Scenario



Wrap and Micro Units (380 units, 91 du/ac)

The wrap-style apartment concept with micro-units increases unit yield and improves land efficiency through smaller unit sizes. The scenario was determined to be likely viable, generating sufficient residual land value (RLV).

- 1 262 Residential Flats
- 2 262 Structured Garage Spaces
- 3 Open Space
- 4 118 Residential Micro Units
- 5 120 Parking Spaces (Stacked)



Village Scale Apartments (182 units, 44 du/ac)

The village-like apartment concept organizes development around a pedestrian-oriented layout with no on-site parking. The scenario relies on proximity to surrounding retail destinations and a reduced parking approach to maximize site capacity and increase unit yield. The scenario was determined to be potentially viable.

- 1 182 Residential Flats
- 2 Open Space
- 3 48 Surface Parking Stalls



Alternative Village Scale (195 units, 47 du/ac)

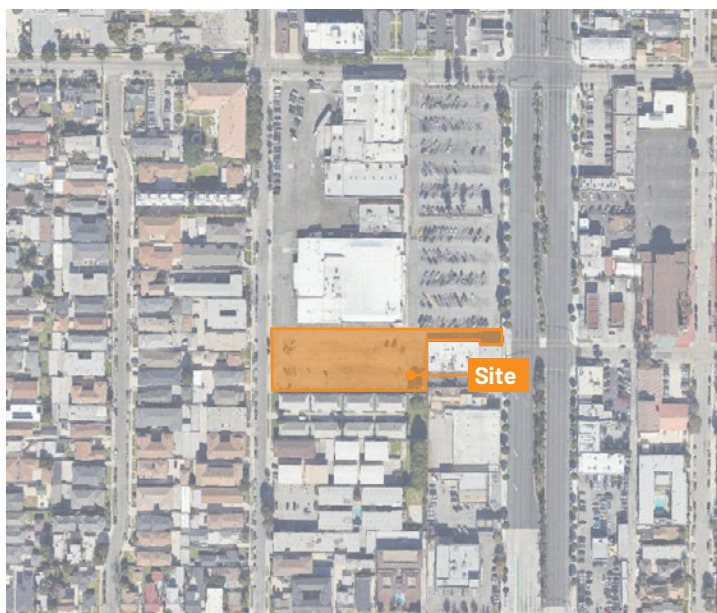
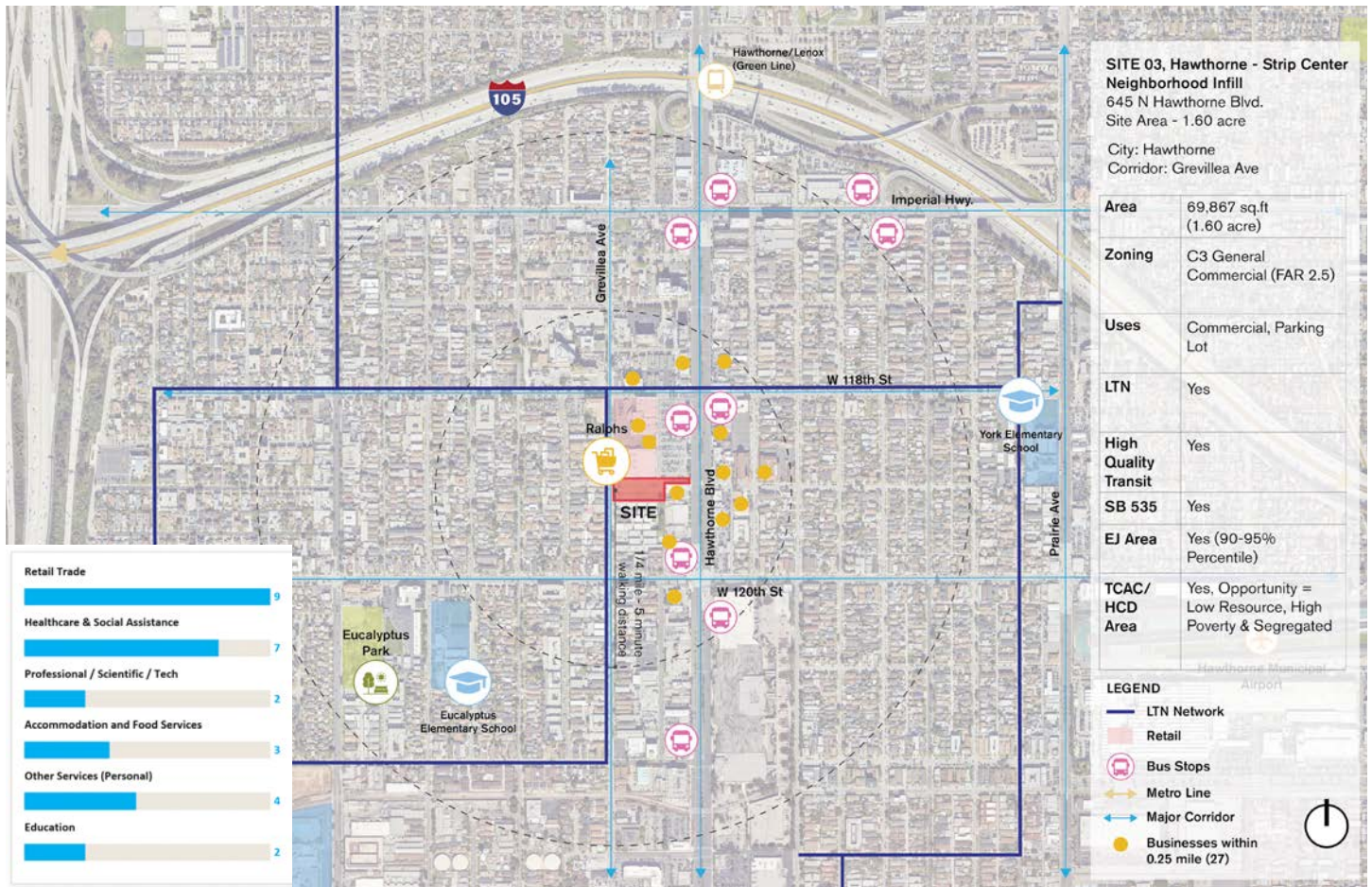
The alternative village-like apartment concept maintains a pedestrian-oriented layout with no on-site parking while testing a revised site configuration. The approach increases development capacity through a parking-free model with some surface parking, improving land efficiency and increased development capacity. The scenario was determined to be potentially viable

- 1 195 Residential Flats
- 2 40 Surface Parking Stalls



City of Hawthorne

Site #3: 645 N Hawthorne Boulevard



Site #3 (645 N Hawthorne Boulevard) is a 1.60-acre site located along Hawthorne Boulevard. The site benefits from an adjacent grocery store and proximity to additional retail destinations along the corridor.

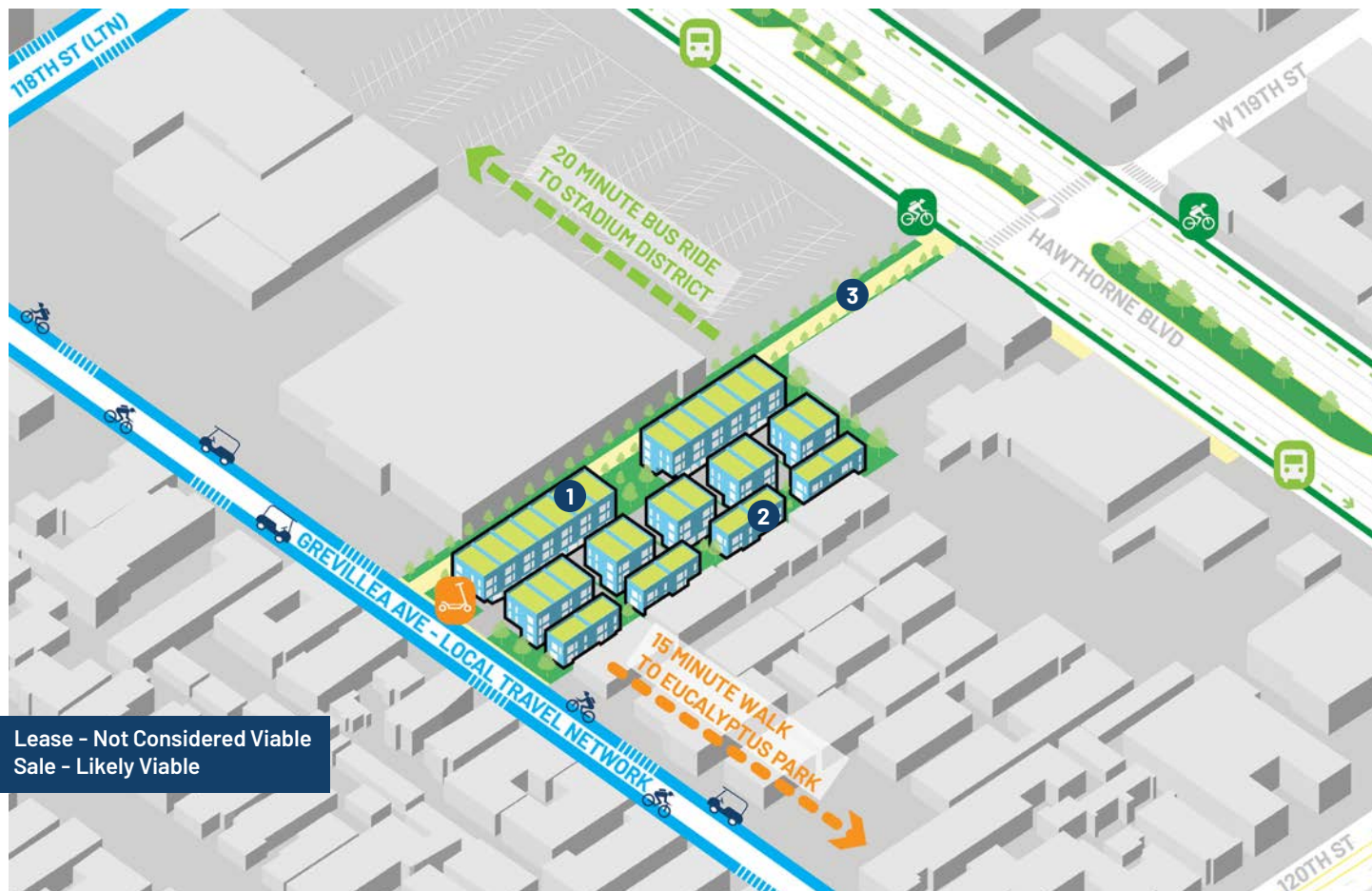
The development scenarios explore a range of housing typologies, from low-intensity town homes to wrap configurations. All options incorporate setbacks to address transitions to surrounding properties. The site also considers a 30-foot-wide thoroughfare connecting Hawthorne Boulevard to the neighborhood street network, improving local connectivity and walkability.

Hypothetical Redevelopment Scenario

- Proximity to neighborhood-serving grocery and retail destination
- Adjacent and Connected to Local Travel Network
- Appropriate scale for neighborhood

KEY

- 1 24 3-Story Townhomes
- 2 8 2-Story Townhomes
- 3 30' Wide Thoroughfare



Program

Site Acres	1.6
Net Commercial SF	-
Net Residential SF	53,200
Gross Parking / Bedroom	0.4
Total Bedrooms	88
Dwelling Units	32
DU / Acre	20

Costs & Revenue

Land Cost / Net SF	\$ 131
Parking Cost / Net SF	-
Development Cost / Net SF	276
Soft Cost / Net SF	73
Total Cost / Net SF	\$ 481
Gross Rev / Net SF - Lease	\$ 431
Gross Rev / Net SF - Sale	525
Return on Cost - Lease	-10.3%
Return on Cost - Sale	9.1%

Lease - Not Considered Viable

Sale - Likely Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0.0
Potential Capacity - Sale	
Equivalent Low Units	0.0

Other Hypothetical Redevelopment Scenario



3/4-Story Apartments (62 units, 39 du/ac)

The four-story apartment concept introduces a residential typology (units with tuck-under parking) that responds to neighborhoods 2-3 story development along Grevillea Avenue. The scenario was determined to be potentially viable.

- 1 62 Residential Flats
- 2 Courtyard Open Space
- 3 30' Wide Thoroughfare
- 4 50 Tuck-under Garage Spaces
- 5 12 Surface Parking Spaces



Wrap Building (99 units, 62 du/ac)

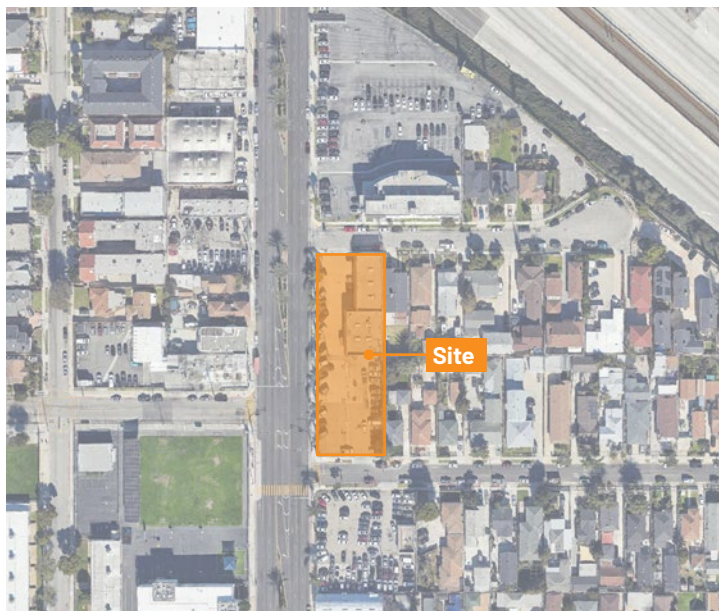
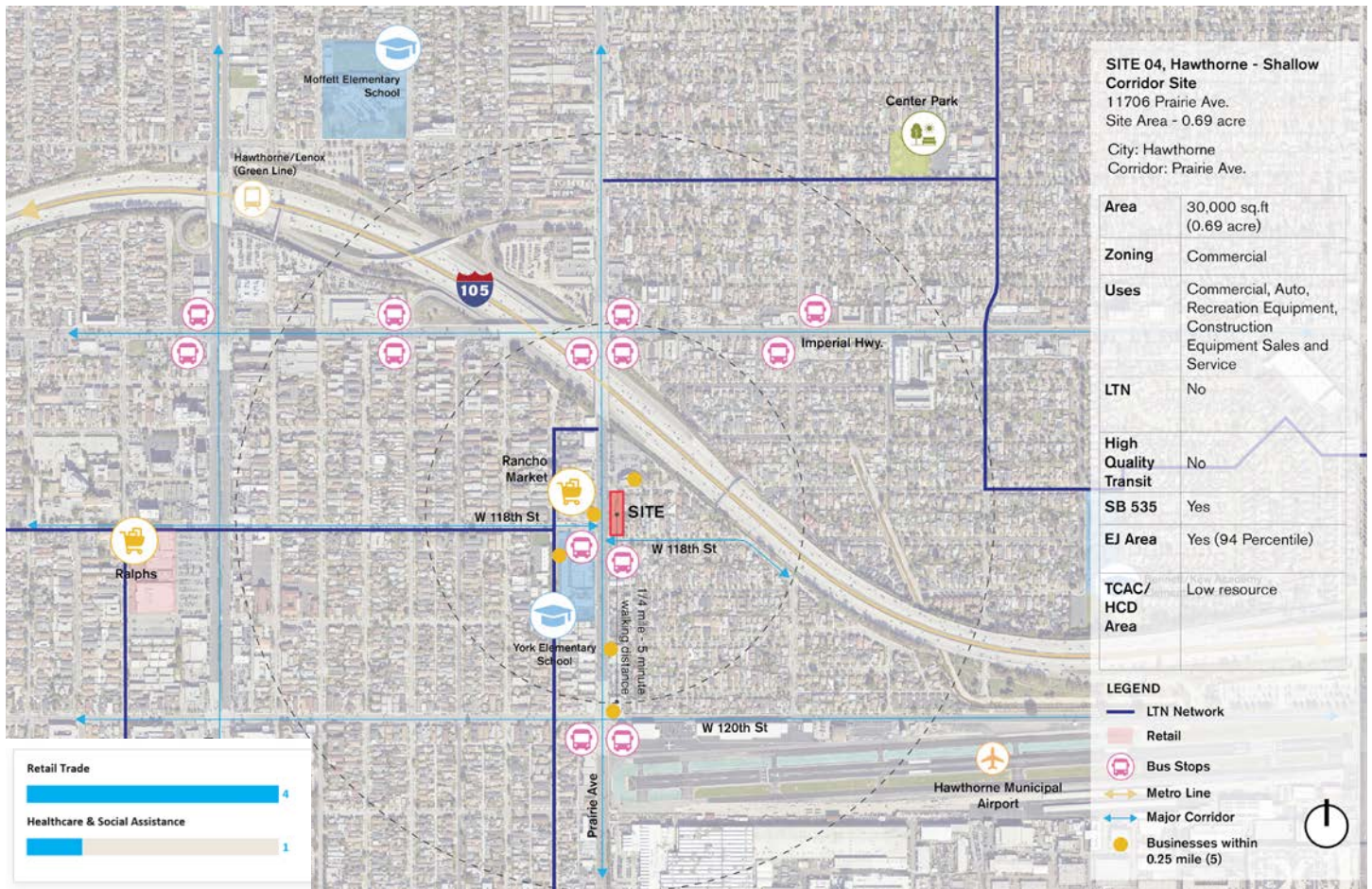
The wrap-style apartment concept increases density and unit yield but relies on structured parking, which significantly increases development costs and reduces feasibility. The scenario was determined to be not considered viable.

- 1 99 Residential Flats
- 2 Courtyard Open Space
- 3 30' Wide Thoroughfare
- 4 120 Structured Garage Spaces



City of Hawthorne

Site #4: 11706 Prairie Avenue



Site #4 (11706 Prairie Avenue) is a 0.69-acre site located along Prairie Avenue. The site has limited access to retail destinations and surrounding neighborhood-serving amenities.

The development scenarios explore a range of housing typologies, from for-sale townhomes to higher-intensity podium configurations. Prairie Avenue is a 100-foot-wide vehicular corridor with high traffic volumes. All scenarios incorporate a minimum 10-foot setback to address adjacency conditions along the corridor.

Hypothetical Redevelopment Scenario

- Site Intensification
- Adjacent to Local Travel Network (LTN)

KEY

- 1 20 2/3-Story Townhome Units with Ground Level Garages



Program

Site Acres	0.7
Net Commercial SF	-
Net Residential SF	29,000
Gross Parking / Bedroom	0.5
Total Bedrooms	50
Dwelling Units	20
DU / Acre	29

Costs & Revenue

Land Cost / Net SF	\$ 129
Parking Cost / Net SF	-
Development Cost / Net SF	279
Soft Cost / Net SF	83
Total Cost / Net SF	\$ 491
Gross Rev / Net SF - Lease	\$ 442
Gross Rev / Net SF - Sale	548
Return on Cost - Lease	-9.9%
Return on Cost - Sale	11.6%

Lease - Not Considered Viable

Sale - Likely Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0.0
Potential Capacity - Sale	
Equivalent Low Units	0.0

Other Hypothetical Redevelopment Scenario



3-Story Apartments (24 Units, 35 du/ac)

The three-story apartment concept introduces a low-intensity residential typology that does not achieve sufficient threshold density to support strong financial performance. The scenario was determined to be not considered viable.

- 1 24 Residential Flats
- 2 24 Tuck-under + Surface Parking
- 3 20' Wide Alley



3-Story Apartments (34 units, 49 du/ac)

The three-story apartment concept maintains a low-rise residential typology with modest increases in unit yield. While feasibility improves relative to lower-intensity configurations, overall performance remains constrained by limited density and site conditions. The scenario was determined to be potentially viable

- 1 34 Residential Flats
- 2 34 Tuck-under Parking Space
- 3 20' Wide Alley
- 4 Courtyard Open Space



Podium Building (93 Units, 135 du/ac)

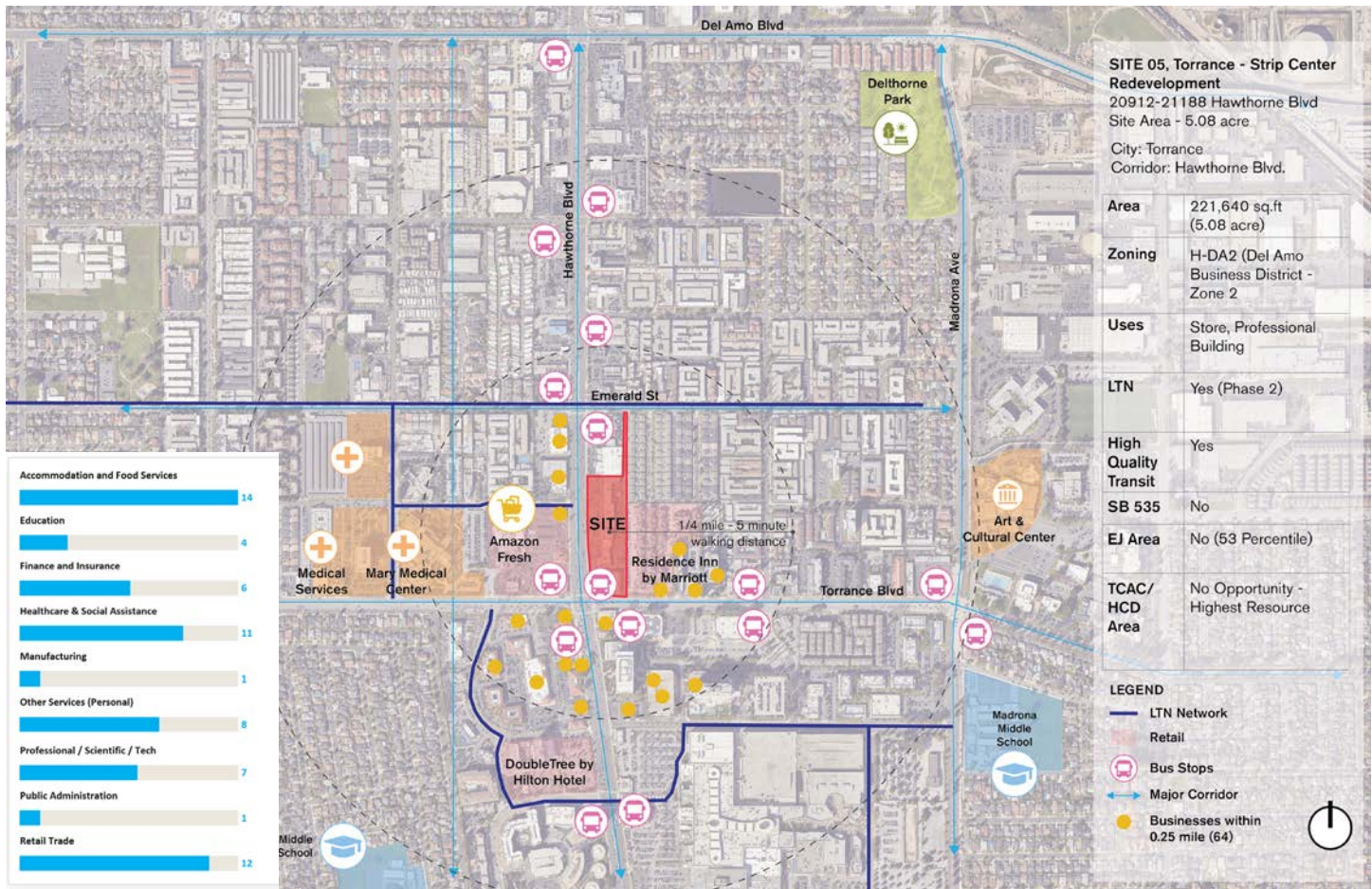
The podium apartment concept introduces the most intensive development option, increasing unit yield through vertical stacking. While construction costs are higher, the site can absorb the increased cost burden due to improved density. The scenario was determined to be potentially viable.

- 1 93 Residential Flats
- 2 88 Structured Parking (Subterranean)



City of Torrance

Site #5: 20912-21188 Hawthorne Blvd



Site #5 (20912-21188 Hawthorne Boulevard) is a 5.08-acre site located along Hawthorne Boulevard. The site represents a typical strip mall condition found throughout the South Bay and benefits from proximity to retail destinations along the corridor.

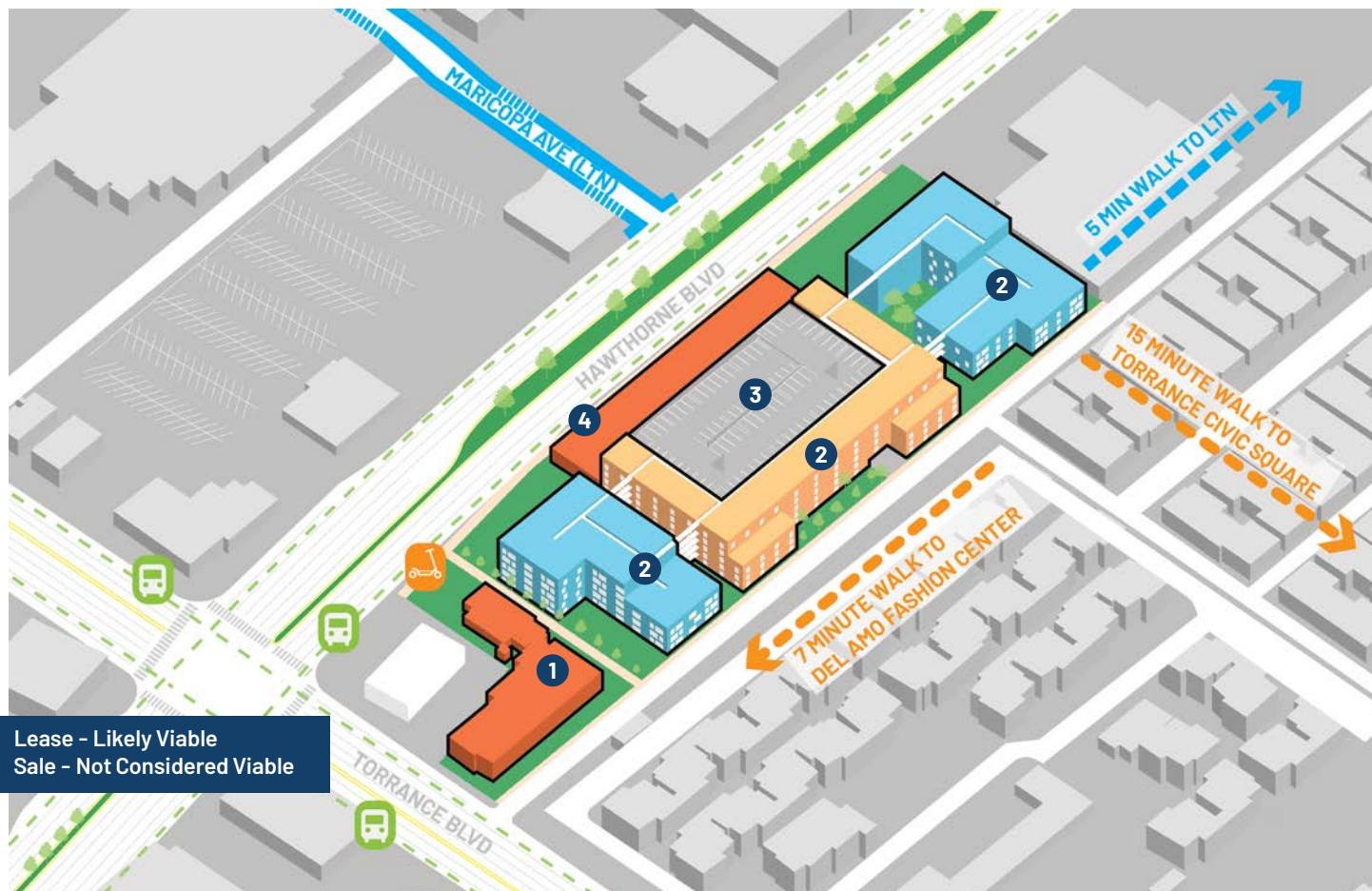
The development scenarios explore two redevelopment approaches. One option maintains a 70-foot-deep setback along Hawthorne Boulevard, retaining retail uses within the frontage while locating housing behind. The second option reduces the setback to 20 feet and introduces a housing-only configuration. The reduced setback increases unit yield and generates sufficient residual land value to support approximately 24 affordable units (about 7.5% of total units).

Hypothetical Redevelopment Scenario

- Housing along commercial corridor
- Proximity to retail destinations
- Adjacent and connected to Local Travel Network
- Opportunity to include affordable units

KEY

- 1 Existing Retail Retained
- 2 241 Residential Flats
- 3 250 Structured Garage Spaces
- 4 New Retail



Lease - Likely Viable
Sale - Not Considered Viable

Program

Site Acres	5.1
Net Commercial SF	32,900
Net Residential SF	204,900
Gross Parking / Bedroom	0.8
Total Bedrooms	301
Dwelling Units	241
DU / Acre	47

Costs & Revenue

Land Cost / Net SF	\$ 177
Parking Cost / Net SF	50
Development Cost / Net SF	392
Soft Cost / Net SF	134
Total Cost / Net SF	\$ 753
Gross Rev / Net SF - Lease	\$ 815
Gross Rev / Net SF - Sale	750
Return on Cost - Lease	8.3%
Return on Cost - Sale	-0.4%

Lease - Likely Viable

Sale - Not Considered Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	4
Potential Capacity - Sale	
Equivalent Low Units	0

Other Hypothetical Redevelopment Scenario



Housing With Existing Retail (317 units, 62 du/ac)

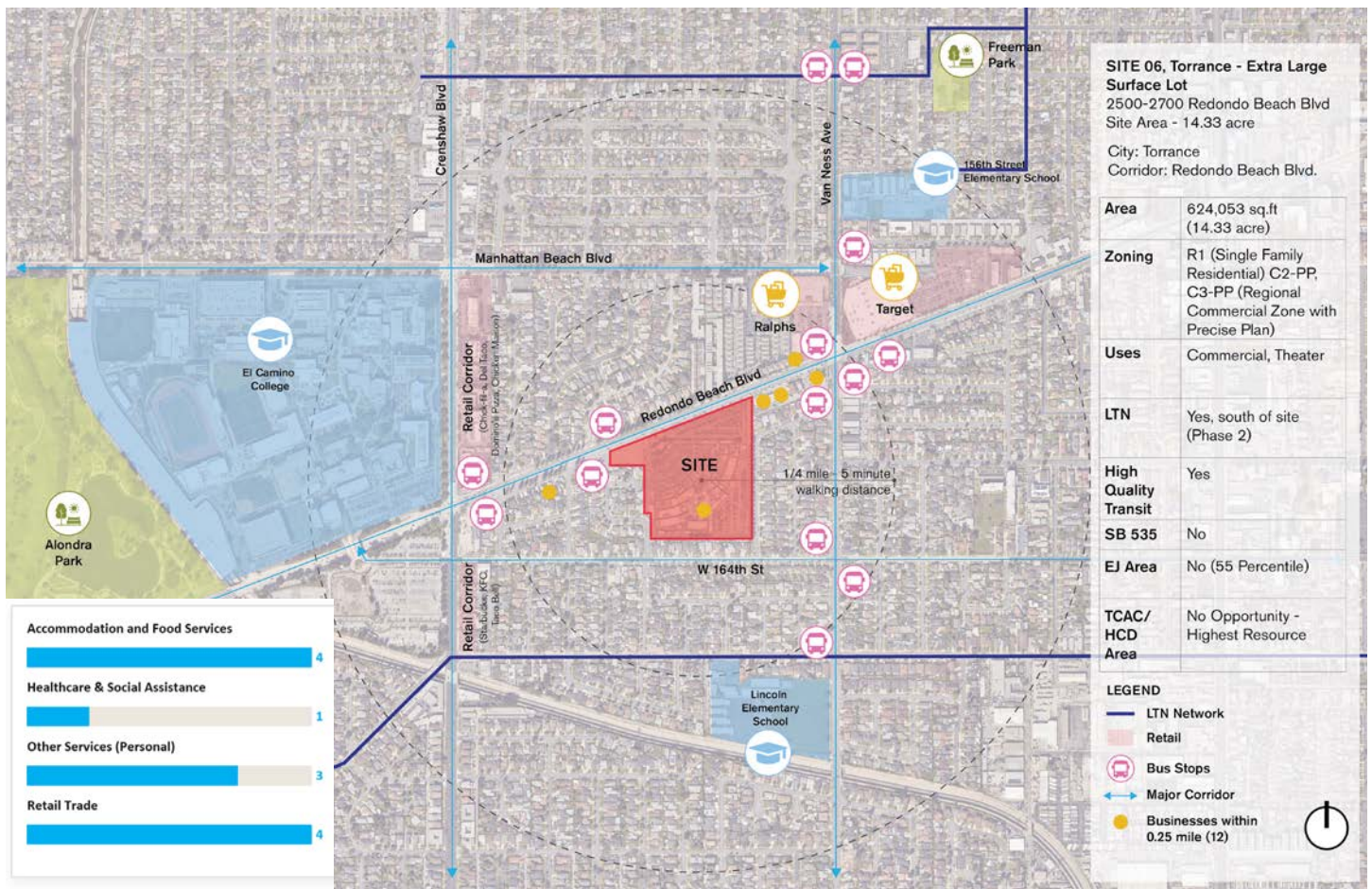
The wrap apartment concept introduces a higher-intensity residential typology that increases unit yield. Strong market conditions support higher achievable rents, generating sufficient residual land value (RLV) to include approximately 24 affordable units. The scenario was determined to be likely viable.

- 1 Existing Retail Retained
- 2 317 Residential Flats
- 3 320 Structured Garage Spaces
- 4 Courtyard Open Space



City of Torrance

Site #6: 2500-2700 Redondo Beach Blvd



Site #6 (2500-2700 Redondo Beach Boulevard) is a 14.33-acre site located along Redondo Beach Boulevard. The site currently functions as a large surface lot used as an open-air market and was historically developed as a drive-in theater. An existing drive-in screen remains on the site.

The development scenario proposes comprehensive redevelopment of the approximately 15-acre site through a mix of housing typologies, ranging from for-sale townhomes to rental apartment models. The plan retains and celebrates the existing drive-in screen as part of a public park and neighborhood-serving retail destination while avoiding large-format retail uses due to nearby existing retail concentrations. The large site area, flexible development program, and mix of housing types support overall feasibility. The scenario developed was determined to be likely viable, generating sufficient residual land value (RLV).

Hypothetical Redevelopment Scenario

- Large Surface lot redevelopment
- Proximity to neighborhood grocery stores and retail shops

KEY

- | | |
|--------------------------------|--|
| 1 190 Residential Flats | 6 74 3-Story Townhome Unit with Tuck-under Parking |
| 2 225 Structured Garage Spaces | 7 Retail |
| 3 208 Residential Flats | 8 Existing Radium Building Retained |
| 4 257 Residential Flats | |
| 5 240 Structured Garage Spaces | |



Program

Site Acres	14.3
Net Commercial SF	20,250
Net Residential SF	686,150
Gross Parking / Bedroom	0.8
Total Bedrooms	1,040
Dwelling Units	729
DU / Acre	51

Costs & Revenue

Land Cost / Net SF	\$ 102
Parking Cost / Net SF	45
Development Cost / Net SF	361
Soft Cost / Net SF	118
Total Cost / Net SF	\$ 626
Gross Rev / Net SF - Lease	\$ 677
Gross Rev / Net SF - Sale	698
Return on Cost - Lease	8.1%
Return on Cost - Sale	11.5%

Lease - Likely Viable

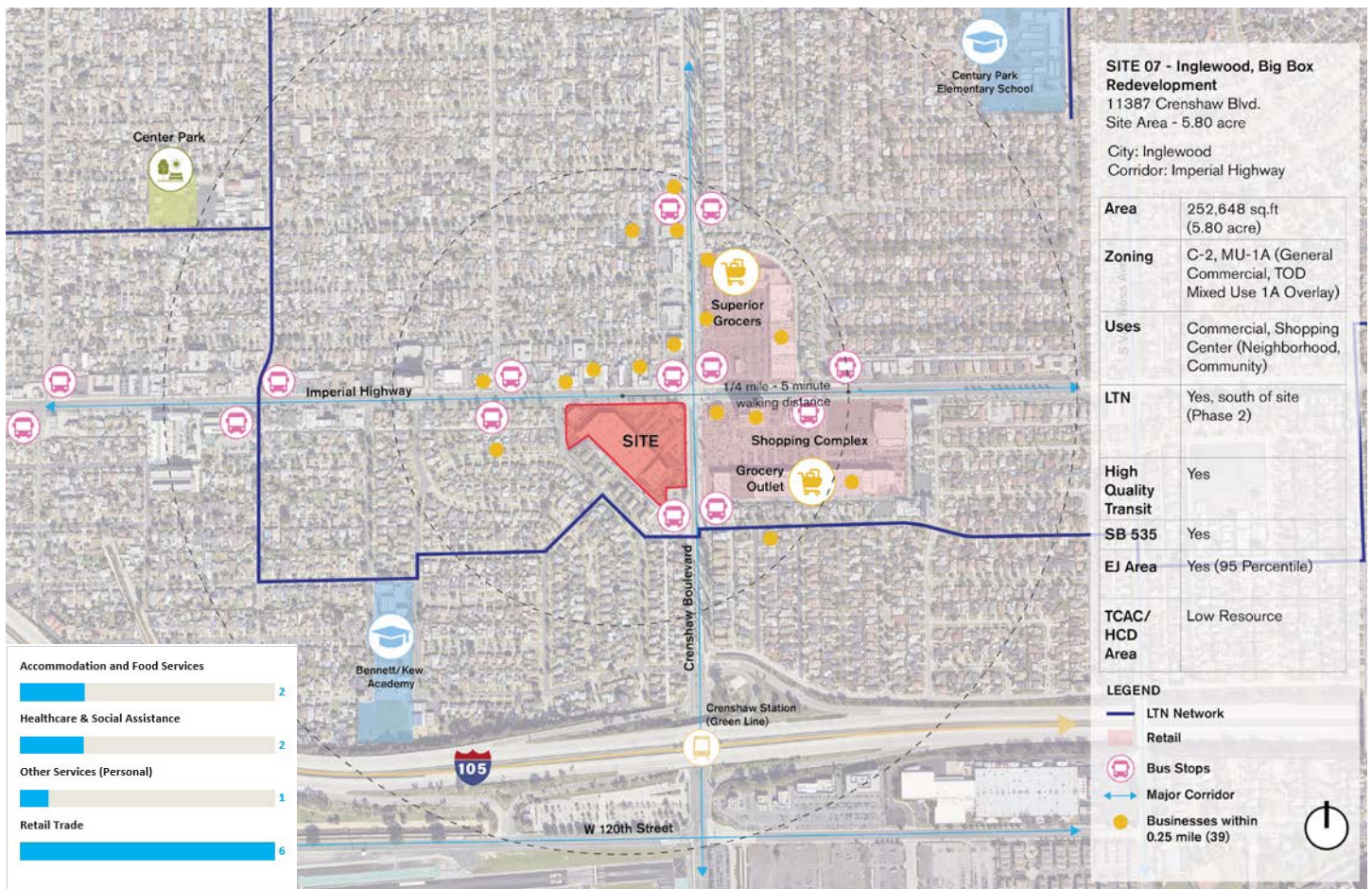
Sale - Likely Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	11
Potential Capacity - Sale	
Equivalent Low Units	9

City of Inglewood

Site #7: 11387 Crenshaw Blvd



Site #7 (11387 Crenshaw Boulevard) is a 5.80-acre site located at the intersection of Imperial Highway and Crenshaw Boulevard. The site currently contains a Burlington store, CVS, T-Mobile, Nail and Spa Salon, and a large surface parking lot.

The development scenarios explore two general redevelopment approaches. One option retains the existing Burlington store and introduces housing within the surface parking area. The displaced parking for existing retail store is accommodated in new development through podium parking configuration. The second option considers comprehensive redevelopment of the entire site.

Hypothetical Redevelopment Scenario

- Proximity to Large Retail Destination and Grocery Outlet
- Adjacent and Connected to Local Travel Network
- Variety of Housing Typologies
- Mixed-Use Development Opportunity

KEY

- 1 279 Podium Parking Spaces (Residential + Retail)
- 2 166 Residential Flats
- 3 Surface Parking Retained
- 4 Existing Retail Retained



Program

Site Acres	2.0
Net Commercial SF	-
Net Residential SF	140,970
Gross Parking / Bedroom	1.9
Total Bedrooms	207
Dwelling Units	166
DU / Acre	83

Costs & Revenue

Land Cost / Net SF	\$ 71
Parking Cost / Net SF	125
Development Cost / Net SF	351
Soft Cost / Net SF	107
Total Cost / Net SF	\$ 654
Gross Rev / Net SF - Lease	\$ 593
Gross Rev / Net SF - Sale	589
Return on Cost - Lease	-9.3%
Return on Cost - Sale	-9.9%

Lease - Not Considered Viable
Sale - Not Considered Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0
Potential Capacity - Sale	
Equivalent Low Units	0

Other Hypothetical Redevelopment Scenario



Housing with Retail Frontage (151 Units, 33 du/ac)

This scenario introduces housing on portions of the existing surface parking lot while retaining retail frontage along Crenshaw Boulevard and Imperial Highway, with for-sale townhomes on the remaining site. The scenario was determined to be not considered viable.

- 1 Existing Retail Retained
- 2 Mixed-Use Development (102 Residential Units)
- 3 49 3-story Townhomes
- 4 Open Space
- 5 125 Surface Parking



Comprehensive Redevelopment (417 Units, 72 du/ac)

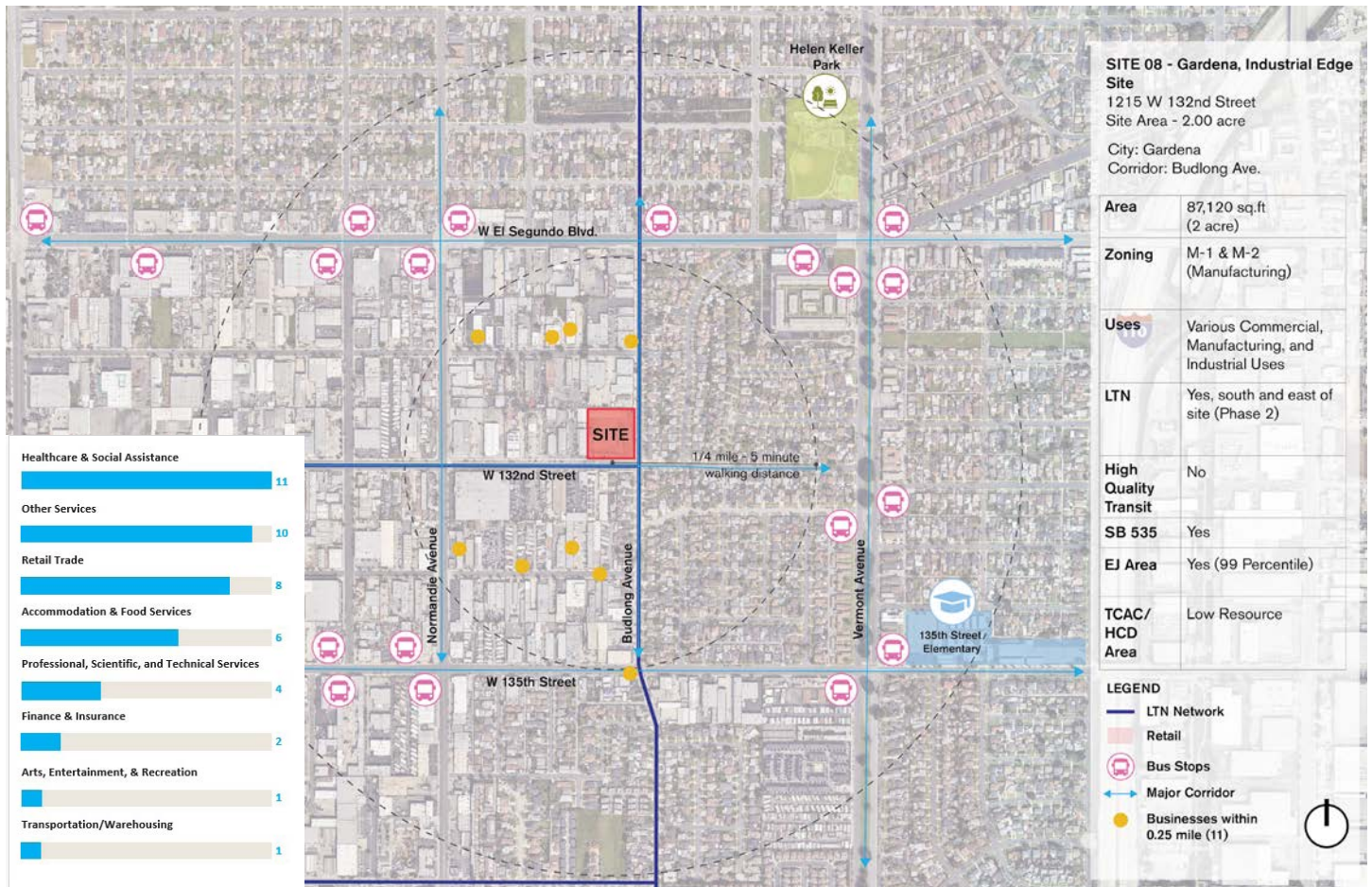
The comprehensive redevelopment scenario introduces a wrap apartment typology together with for-sale townhomes across the site. Lemoli Avenue is extended through the site to connect the adjacent single-family neighborhood to Imperial Highway. The scenario was determined to be not considered viable.

- 1 42 3-story Townhomes
- 2 375 Residential Units
- 3 Open Space
- 4 453 Structured Garage Spaces



City of Gardena

Site #8: 1215 W 132nd St



Site #8 (1215 W 132nd Street) is a 2.0-acre site located along Budlong Avenue at the edge of a single-family neighborhood in Gardena. The site is currently developed with industrial uses.

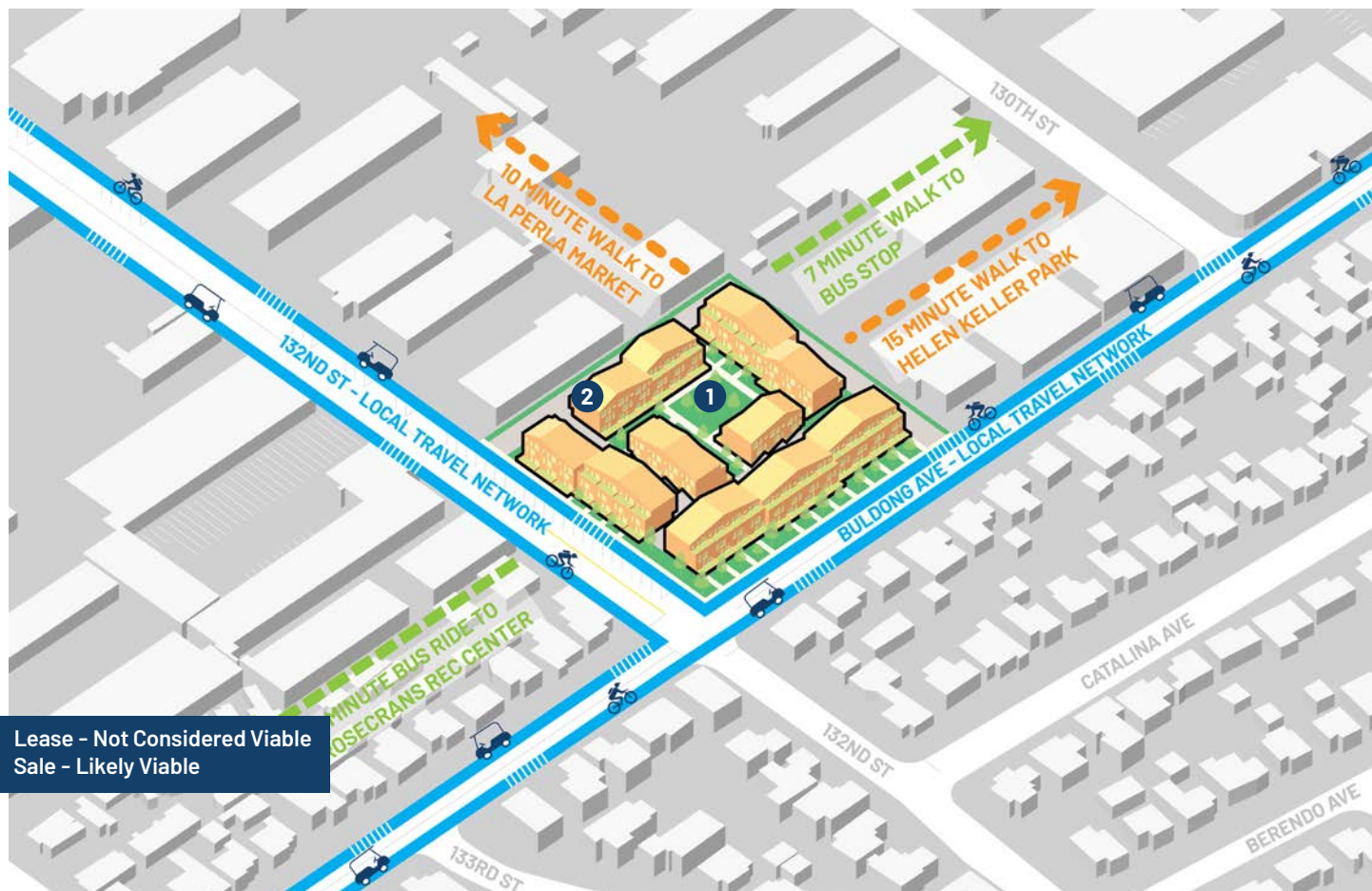
The development scenarios explore the transition from an industrial site to a residential neighborhood through three approaches with increasing intensity. The scenarios range from for-sale townhomes to medium-intensity housing and a higher-density wrap apartment typology. All options create separation from adjacent industrial uses to the north and west while incorporating community open space.

Hypothetical Redevelopment Scenario

- Model for Conversion of Industrial Sites to Residential
- Adjacent and Connected to Local Travel Network
- Density at Appropriate Neighborhood Scale

KEY

- ① Open Space
- ② 39 Townhome Units with Tuck-under Parking



Program

Site Acres	2.0
Net Commercial SF	-
Net Residential SF	68,250
Gross Parking / Bedroom	0.7
Total Bedrooms	117
Dwelling Units	39
DU / Acre	20

Costs & Revenue

Land Cost / Net SF	\$ 102
Parking Cost / Net SF	-
Development Cost / Net SF	283
Soft Cost / Net SF	68
Total Cost / Net SF	\$ 453
Gross Rev / Net SF - Lease	\$ 431
Gross Rev / Net SF - Sale	509
Return on Cost - Lease	-4.8%
Return on Cost - Sale	12.5%

Lease - Not Considered Viable

Sale - Likely Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0
Potential Capacity - Sale	
Equivalent Low Units	2

Other Hypothetical Redevelopment Scenario



3/4-Story Apartments (90 Units, 45 du/ac)

The three/four-story apartment concept maintains a modest scale compatible with adjacent single-family homes. The scenario was determined to be potentially viable.

- 1 90 Residential Flats
- 2 90 Surface + Tuck-Under Parking
- 3 Open Space
- 4 30' deep Setback (Response to existing single-family home along Budlong Avenue)



Wrap Building (141 Units, 71 du/ac)

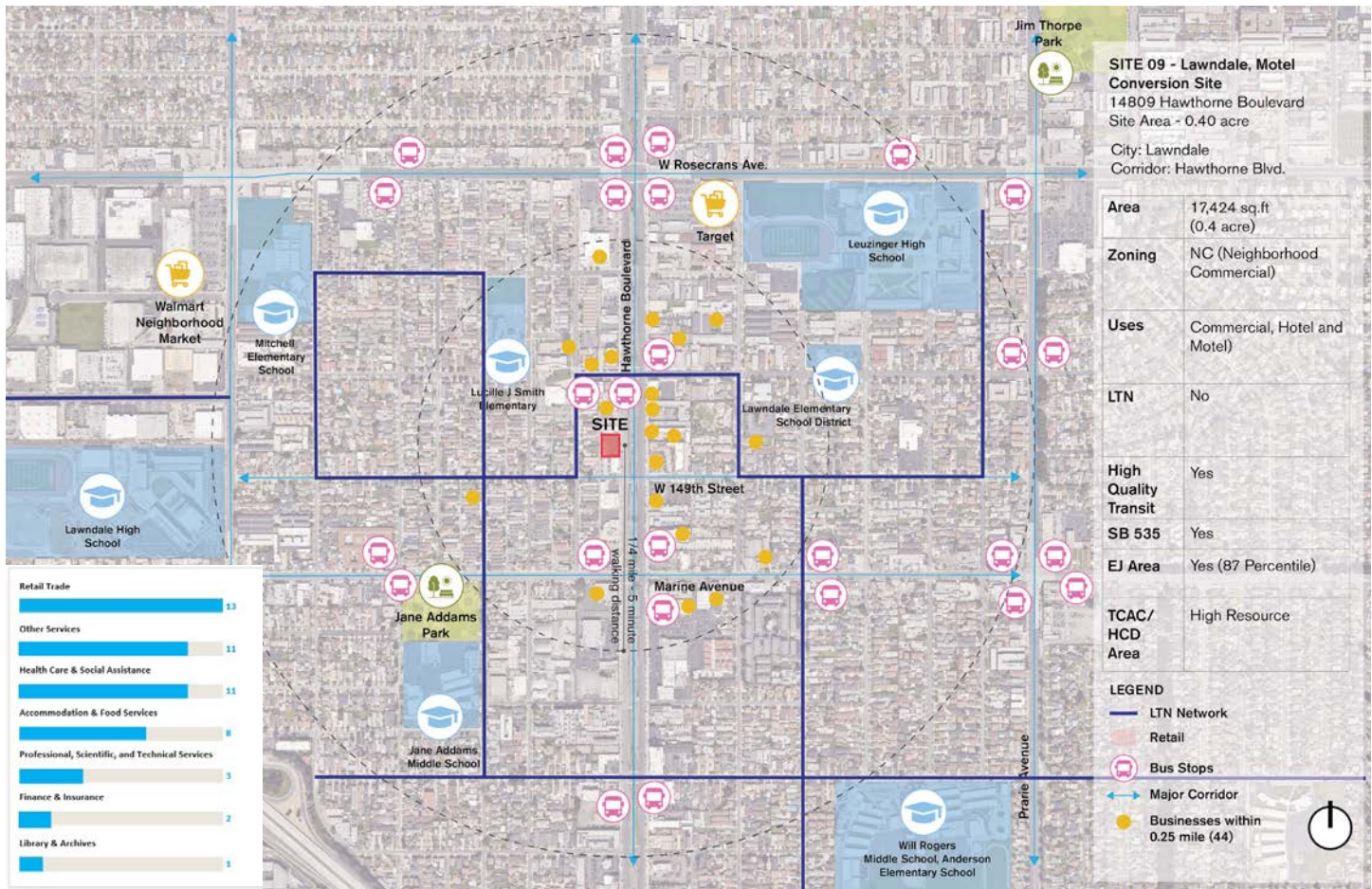
The wrap apartment concept introduces a higher-intensity development pattern with four-story blocks throughout the site. While unit yield increases, overall feasibility remains constrained by market conditions and construction costs. The scenario was determined to be not considered viable.

- 1 141 Residential Flats
- 2 90 Surface + Tuck-Under Parking
- 3 24' Wide Alley
- 4 177 Structured Garage Spaces



City of Lawndale

Site #9: 14809 Hawthorne Blvd



Site #9 (14809 Hawthorne Boulevard) is a 0.4-acre site located along Hawthorne Boulevard. The site is in proximity to retail destinations and is currently developed with a motel and surface parking.

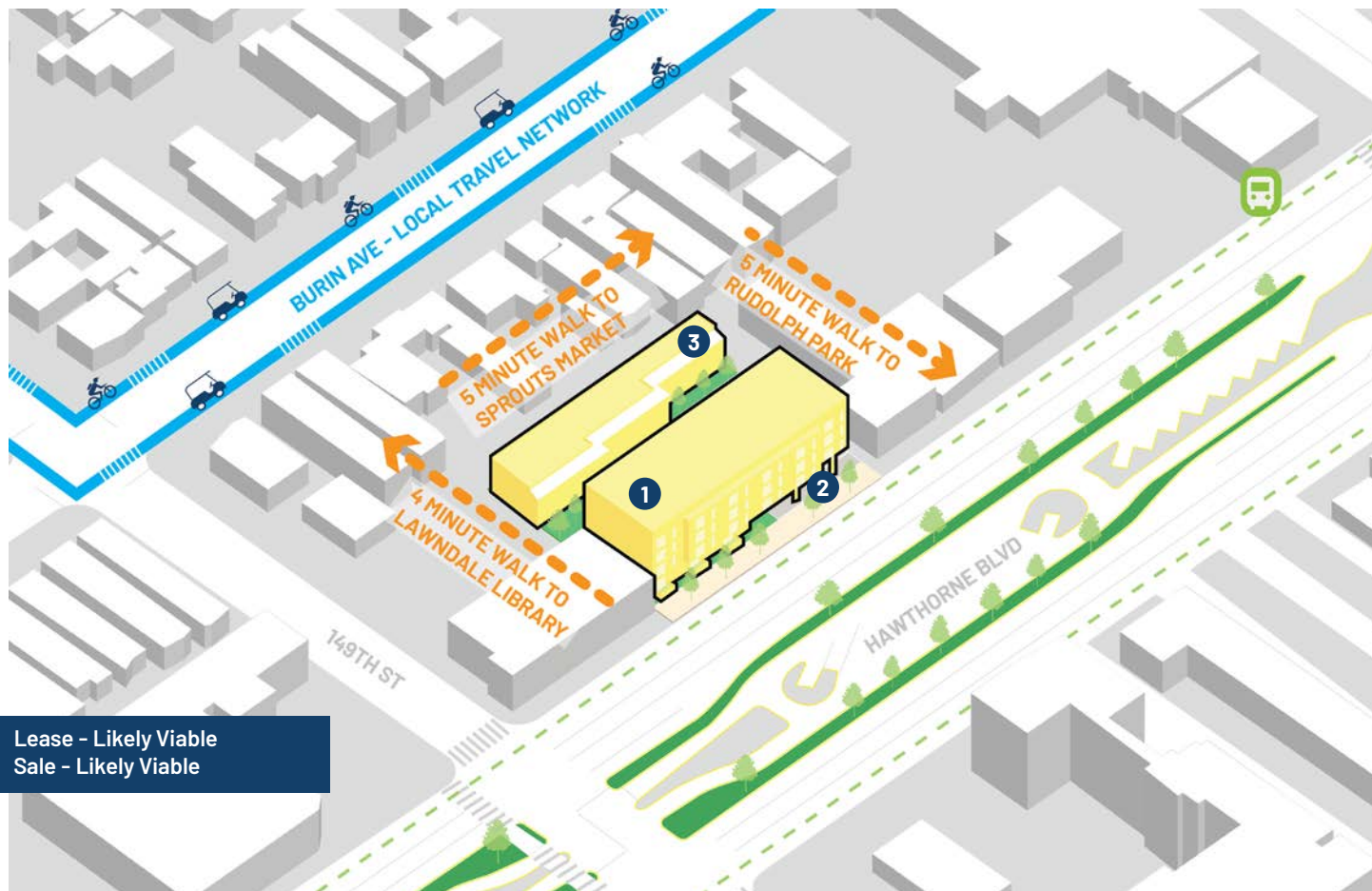
The development scenarios explore two redevelopment approaches. One option retains the existing motel building and adapts it for residential use, while the second considers comprehensive redevelopment of the site.

Hypothetical Redevelopment Scenario

- Motel to Housing Conversion
- Small Infill Project on Commercial Corridor
- Corridor Intensification

KEY

- ① 32 Senior Units
- ② 16 Surface Parking Retained
- ③ Motel to Units Conversion (12 Units)



Program

Site Acres	0.4
Net Commercial SF	-
Net Residential SF	23,600
Gross Parking / Bedroom	0.4
Total Bedrooms	42
Dwelling Units	42
DU / Acre	105

Costs & Revenue

Land Cost / Net SF	\$ 129
Parking Cost / Net SF	-
Development Cost / Net SF	326
Soft Cost / Net SF	95
Total Cost / Net SF	\$ 551
Gross Rev / Net SF - Lease	\$ 662
Gross Rev / Net SF - Sale	649
Return on Cost - Lease	20.3%
Return on Cost - Sale	17.8%

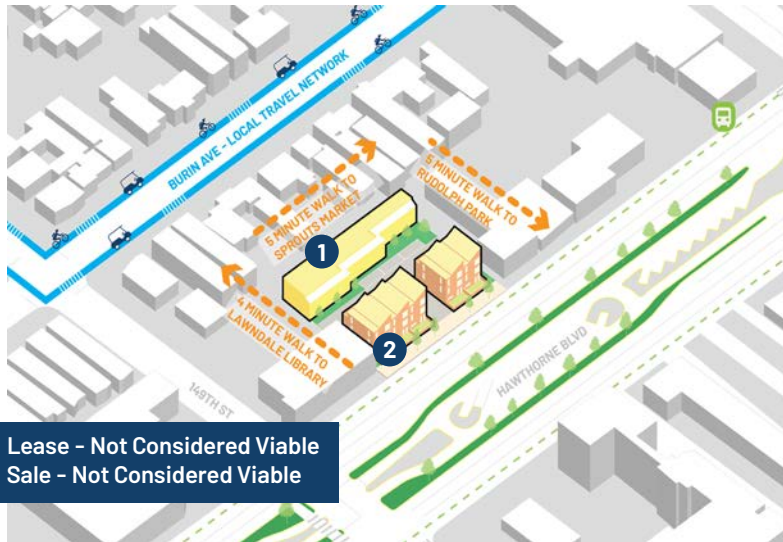
Lease - Likely Viable

Sale - Likely Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	5
Potential Capacity - Sale	
Equivalent Low Units	3

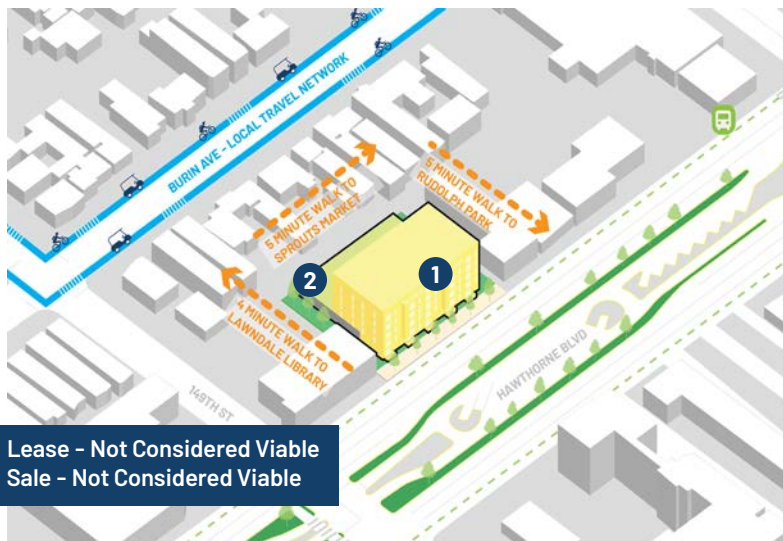
Other Hypothetical Redevelopment Scenario



Townhomes with Adaptive Reuse of Motel (15 Units, 38 du/ac)

This scenario adapts the existing motel building for residential use while developing the remainder of the site with for-sale townhomes. Limited market support constrained overall feasibility. The scenario was determined to be not considered viable.

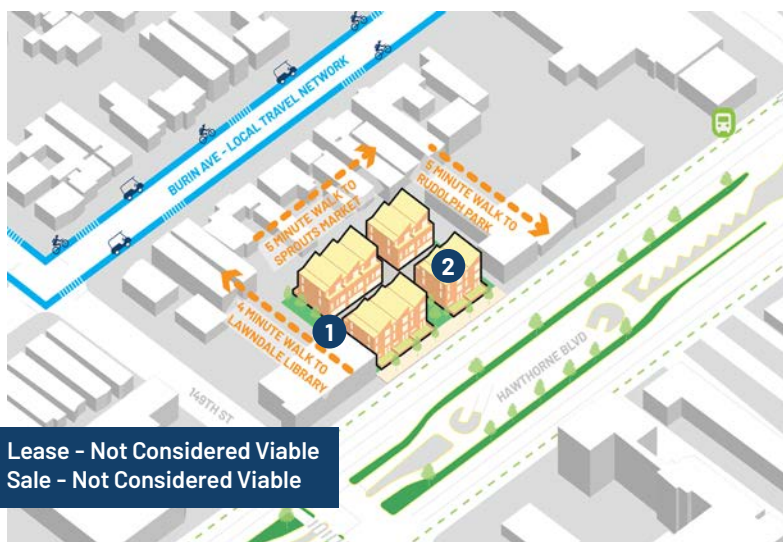
- 1 12 Residential Units (Adaptive Reuse of Existing Motel Building)
- 2 5 3-Story Townhome Units with Tuck-under Parking



Podium Building (32 Units, 80 du/ac)

The podium apartment concept introduces a high-intensity residential typology fronting Hawthorne Boulevard. Higher construction costs, combined with market conditions, constrained overall feasibility. The scenario was determined to be not considered viable.

- 1 32 Residential Flats
- 2 32 Podium Parking Spaces



Townhomes (10 Units, 25 du/ac)

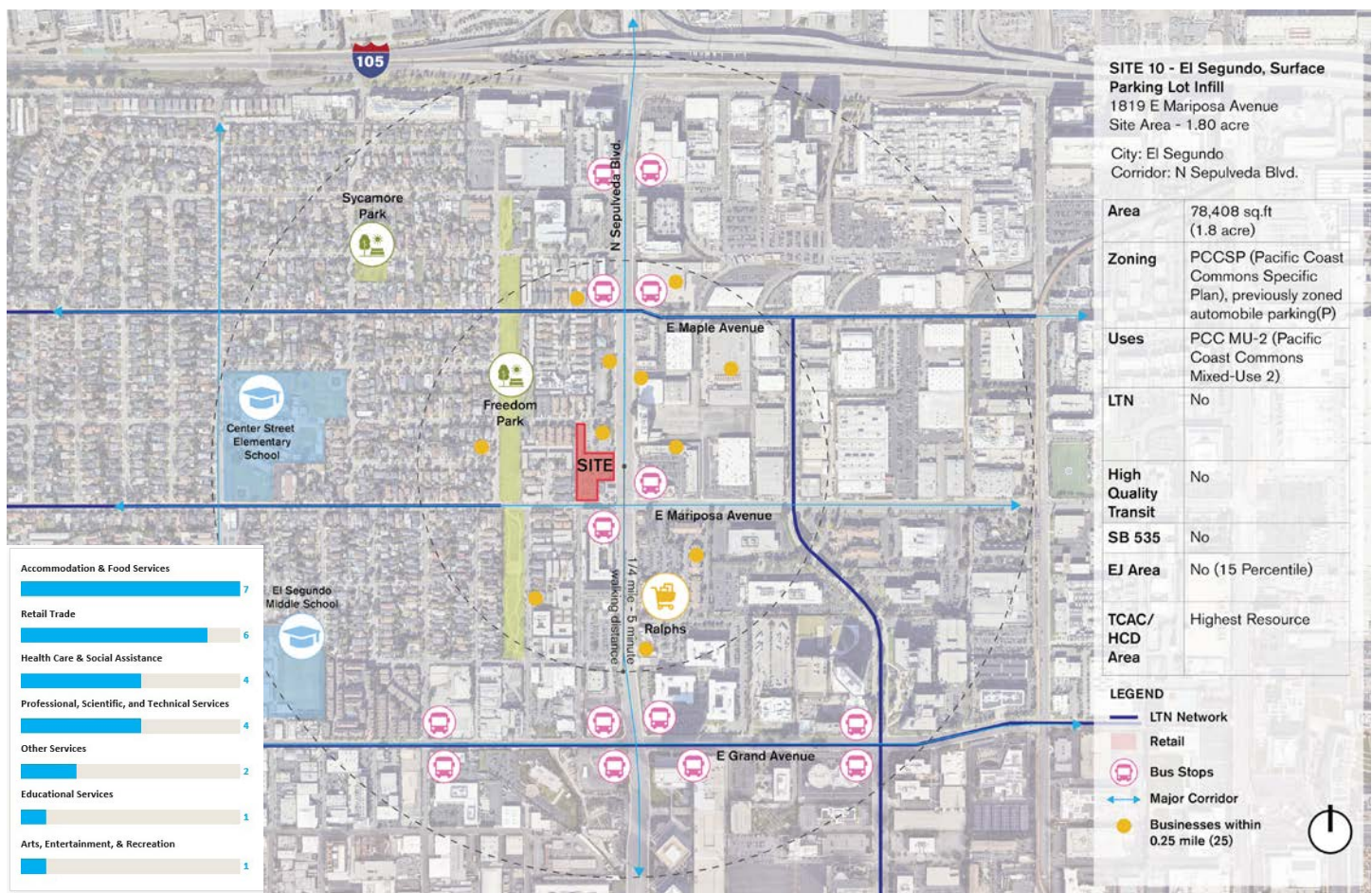
The for-sale townhome concept introduces a lower-intensity residential typology across the site. Limited market support constrained overall feasibility. The scenario was determined to be not considered viable.

- 1 10 3-Story Townhome Units with Tuck-under Parking
- 2 24' Wide Driveway



City of El Segundo

Site #10: 1819 E Mariposa Avenue



Site #10 (1819 E Mariposa Avenue) is a 1.80-acre site located along Sepulveda Boulevard. The site is currently used as surface parking for the adjacent Fairfield Hotel located south of Mariposa Avenue.

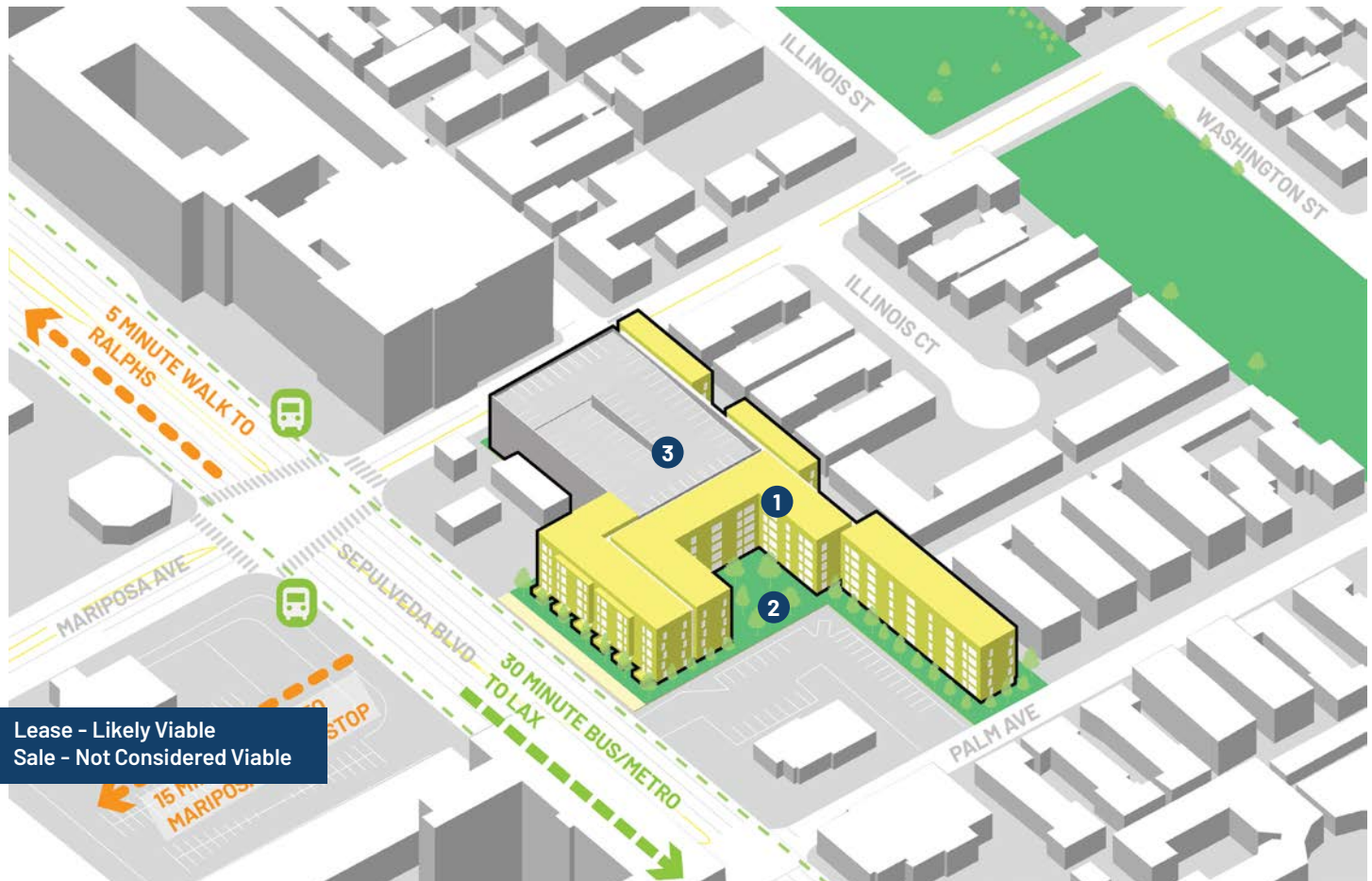
The development scenarios explore housing typologies with increasing levels of intensity. The options range from lower-intensity development with tuck-under parking, to podium and wrap apartment configurations. Across all scenarios, displaced hotel parking is accommodated through alternative parking strategies.

Hypothetical Redevelopment Scenario

- Large Surface Lot Redevelopment
- Corridor Intensification
- Proximity to Retail Destination to Grocery Store
- Public Transport Option to LAX

KEY

- 1 150 Residential Flats
- 2 Open Space
- 3 357 Structured Garage Spaces for Residences and Hotel



Program

Site Acres	1.8
Net Commercial SF	-
Net Residential SF	127,860
Gross Parking / Bedroom	1.9
Total Bedrooms	188
Dwelling Units	150
DU / Acre	83

Costs & Revenue

Land Cost / Net SF	\$ 123
Parking Cost / Net SF	132
Development Cost / Net SF	377
Soft Cost / Net SF	184
Total Cost / Net SF	\$ 815
Gross Rev / Net SF - Lease	\$ 864
Gross Rev / Net SF - Sale	790
Return on Cost - Lease	6.0%
Return on Cost - Sale	-3.1%

Lease - Likely Viable

Sale - Not Considered Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0
Potential Capacity - Sale	
Equivalent Low Units	0

Other Hypothetical Redevelopment Scenario



4-story Apartments (68 Units, 38 du/ac)

The three-story apartment concept introduces relatively a lower-intensity residential typology that does not achieve sufficient density to support financial feasibility. The reliance on stack parking for hotel further increases project cost and limits overall performance. The scenario was determined to be not considered viable.

- 1 68 Residential Flats
- 2 Open Space
- 3 68 Surface + Tuck-under Parking Spaces
- 4 144 Stacked Parking Stalls (For Hotel)



Podium Building (104 Units, 58 du/ac)

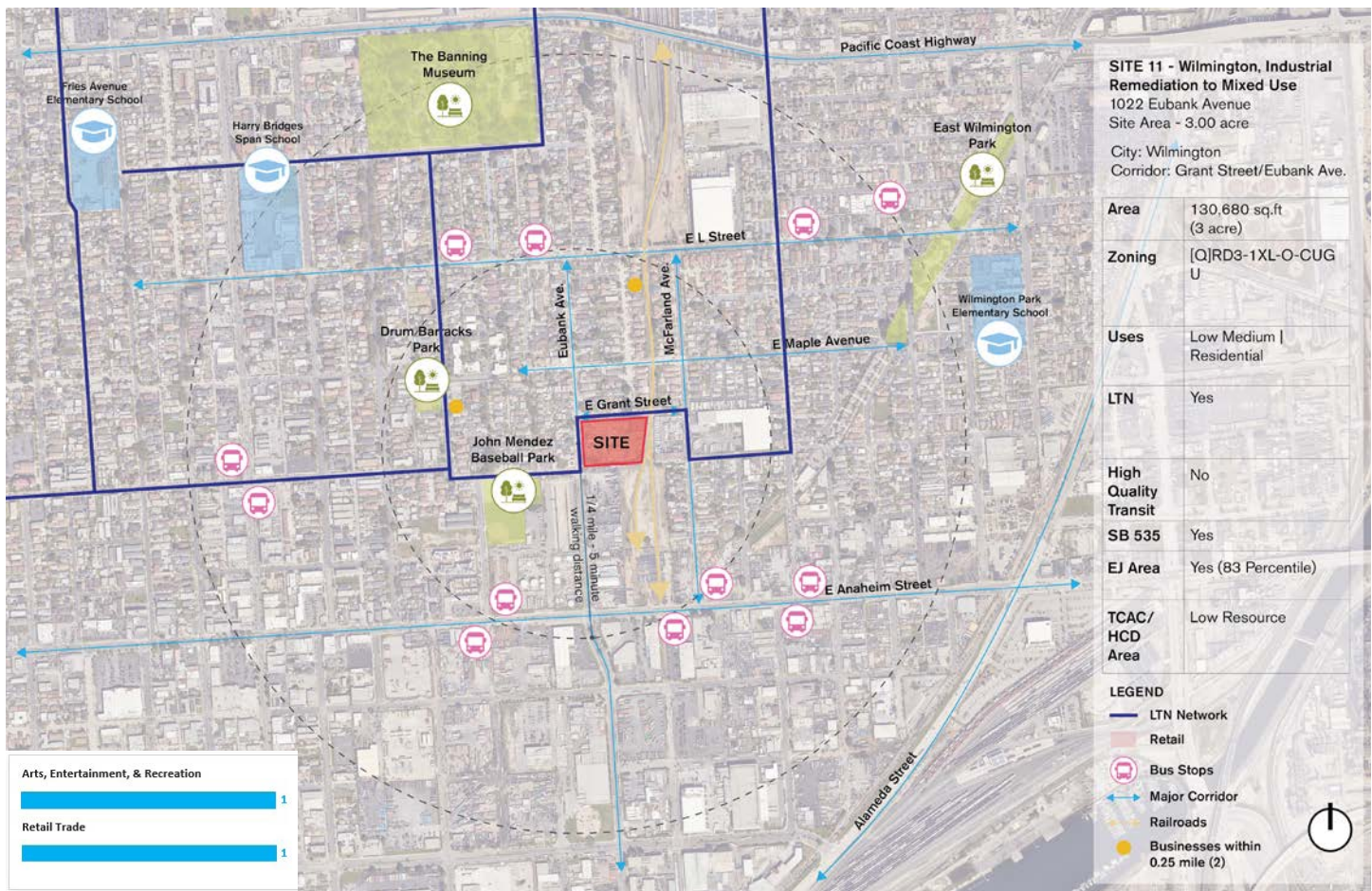
The podium apartment concept introduces a high-intensity residential typology to increase unit yield. However, the density achieved is insufficient to offset higher construction costs associated with podium development. The scenario was determined to be not considered viable.

- 1 104 Residential Flats
- 2 Open Space
- 3 272 Podium Parking Spaces (For Residential and Hotel)



City of Wilmington

Site #11: 1022 Eubank Ave



Site #11 (1022 Eubank Avenue) is a 3-acre site located adjacent to single-family neighborhoods and industrial uses. A railway line runs along the eastern edge of the site. The site currently contains industrial uses, including an existing building with notable architectural features.

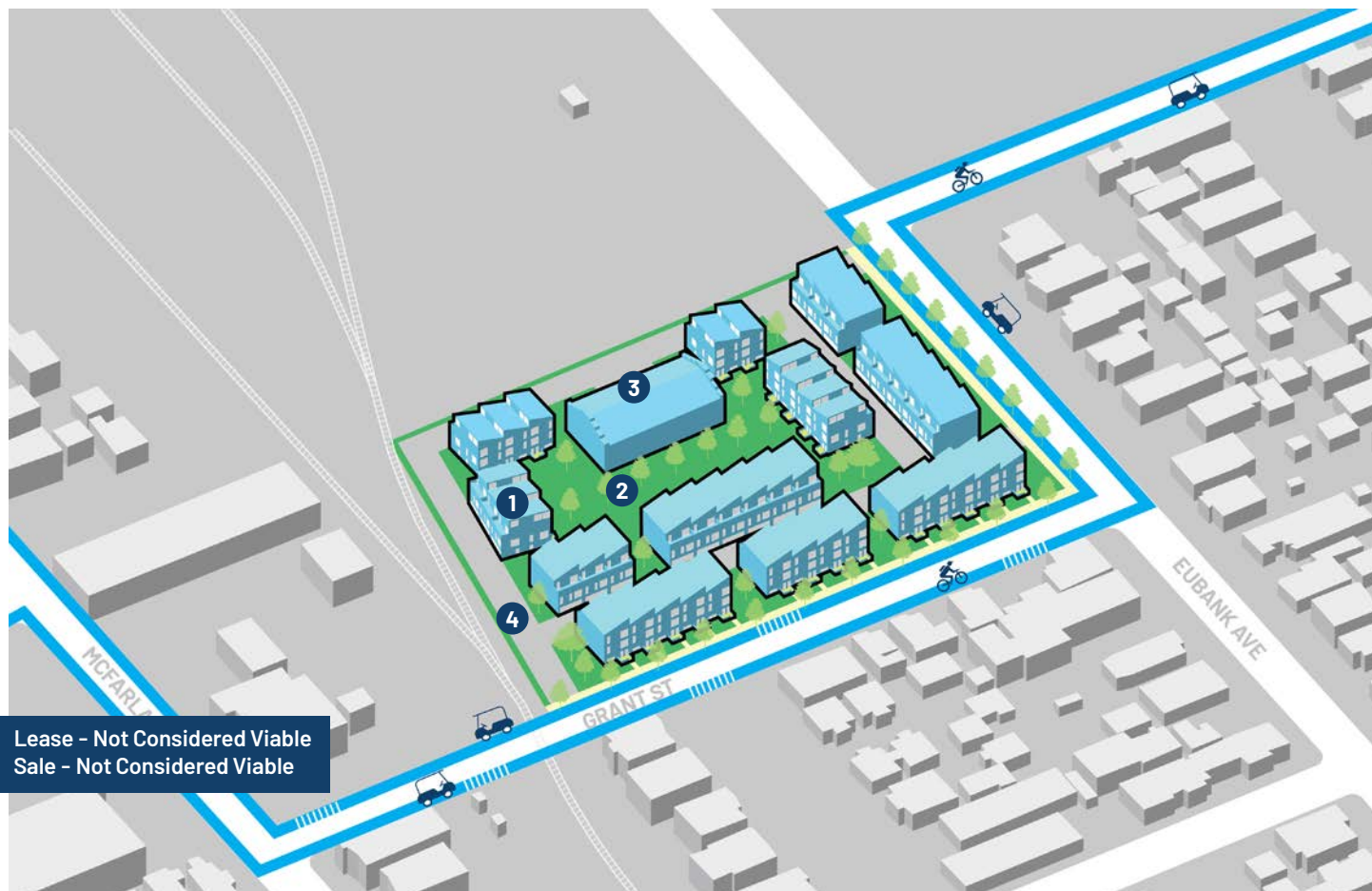
The development scenarios explore two redevelopment approaches. One option retains the existing building and integrates new housing, while the second considers comprehensive redevelopment of the site. The scenarios test increasing levels of residential intensity, ranging from lower-intensity for-sale townhomes to higher-density wrap apartment configurations. Across all options, careful consideration is given to the transition between new residential development and adjacent industrial uses.

Hypothetical Redevelopment Scenario

- Industrial Site Redevelopment
- Adaptive Reuse for Housing
- Adjacent and Connected to Local Travel Network

KEY

- 1 43 3-Story Townhomes with Tuck-under Parking
- 2 Open Space
- 3 Existing Building Retained for Housing (5 Units)
- 4 24' Wide Driveway



Program

Site Acres	3.0
Net Commercial SF	-
Net Residential SF	80,250
Gross Parking / Bedroom	0.6
Total Bedrooms	139
Dwelling Units	48
DU / Acre	16

Costs & Revenue

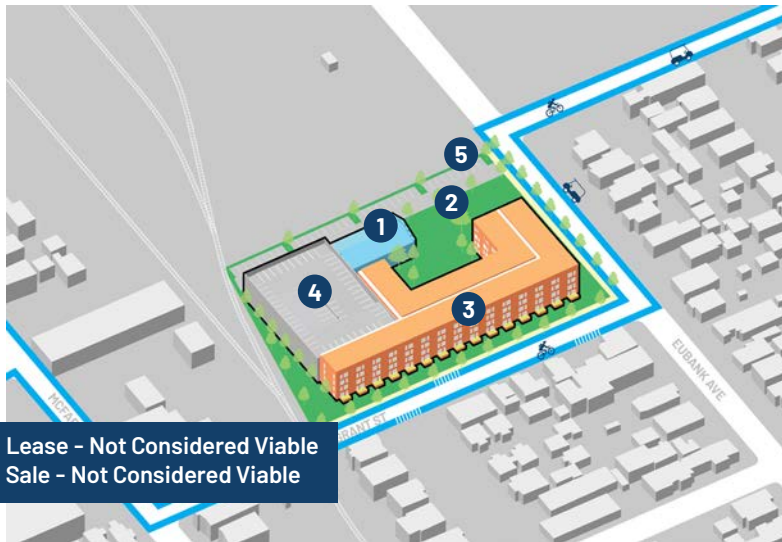
Land Cost / Net SF	\$ 130
Parking Cost / Net SF	-
Development Cost / Net SF	260
Soft Cost / Net SF	62
Total Cost / Net SF	\$ 452
Gross Rev / Net SF - Lease	\$ 378
Gross Rev / Net SF - Sale	415
Return on Cost - Lease	-16.3%
Return on Cost - Sale	-8.2%

Lease - Not Considered Viable
Sale - Not Considered Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0
Potential Capacity - Sale	
Equivalent Low Units	0

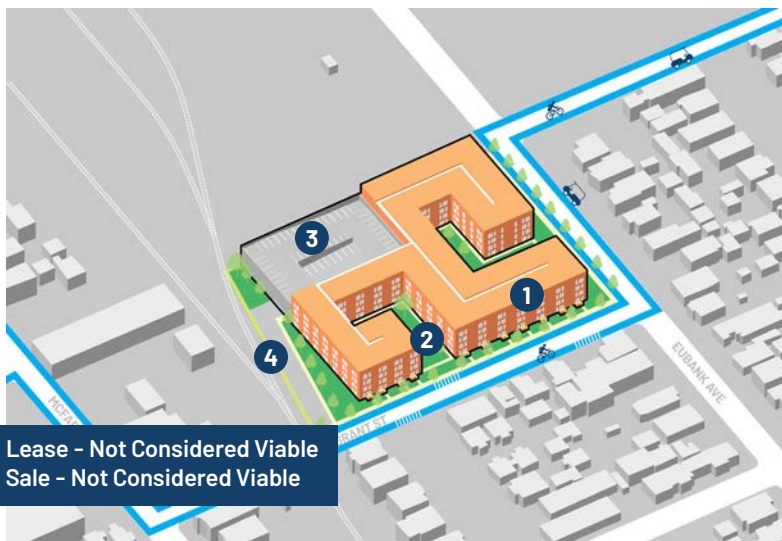
Other Hypothetical Redevelopment Scenario



Wrap Typology with Retaining Existing Building (121 Units, 40 du/ac)

The four-story wrap apartment concept retains the existing building as a community amenity while introducing higher-density residential development. Market conditions and the cost implications of the typology constrain overall feasibility. The scenario was determined to be not considered viable.

- 1 Community (Existing Building Adapted)
- 2 Open Space
- 3 121 Residential Flats
- 4 297 Structured Garage Parking
- 5 35 Surface Parking Spaces



Wrap Typology (224 Units, 75 du/ac)

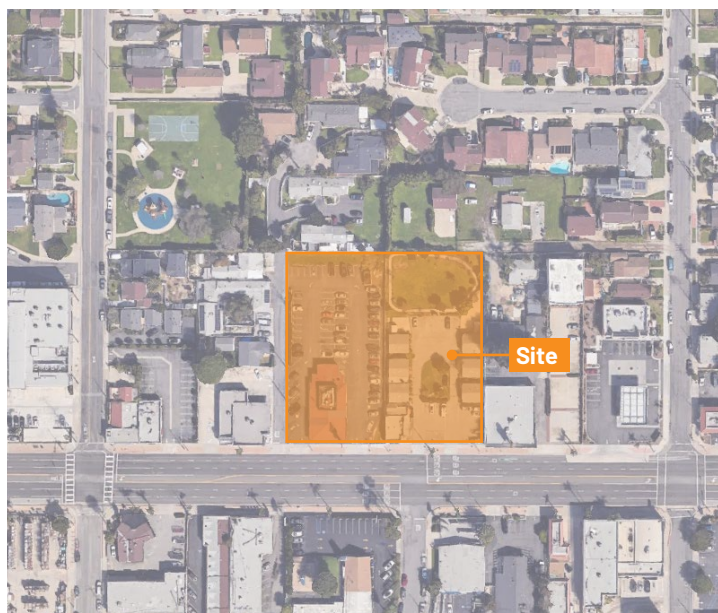
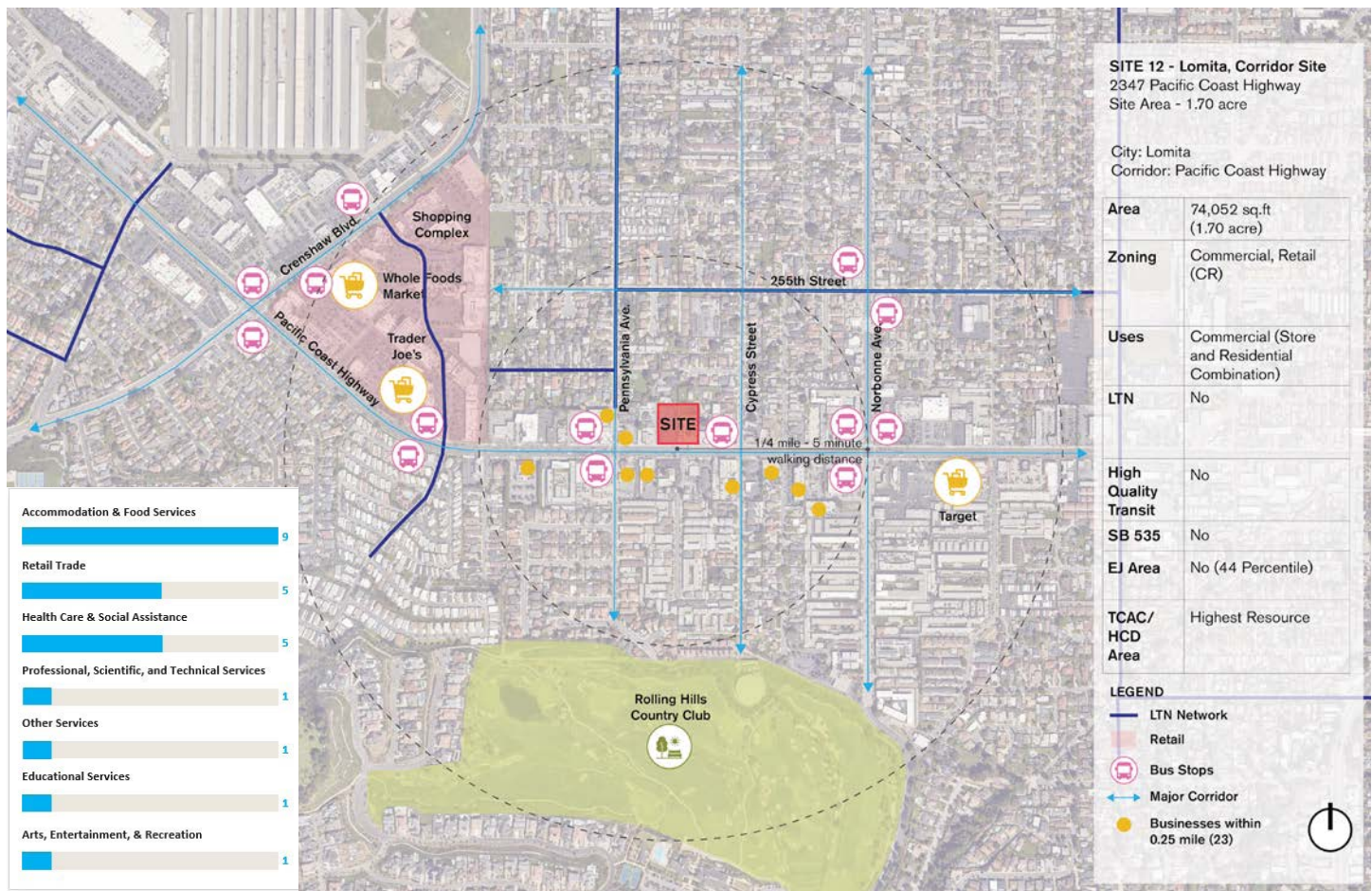
The comprehensive redevelopment scenario introduces a four-story wrap apartment typology across the site. While increasing residential capacity, market conditions and typology-related costs limit overall development feasibility. The scenario was determined to be not considered viable.

- 1 224 Residential Flats
- 2 Open Space
- 3 237 Structured Garage Parking
- 4 24' Wide Driveway



City of Lomita

Site #12: 2347 Pacific Coast Highway



Site #12 (2347 Pacific Coast Highway) is a 1.70-acre site located along Pacific Coast Highway. The site currently contains six cottage homes with shared open space for residents, along with several existing retail shops supported by surface parking.

The development scenarios explore two redevelopment approaches. One option retains the existing cottage homes and retail uses while introducing additional housing density. The second option considers comprehensive redevelopment of the site.

Hypothetical Redevelopment Scenario

- Existing Retail Preservation and Housing Integration
- Corridor Intensification
- Proximity to Neighborhood Park

KEY

- 1 143 Residential Flats
- 2 177 Structured Garage Spaces



Program

Site Acres	1.7
Net Commercial SF	-
Net Residential SF	121,410
Gross Parking / Bedroom	1.0
Total Bedrooms	178
Dwelling Units	143
DU / Acre	84

Costs & Revenue

Land Cost / Net SF	\$ 67
Parking Cost / Net SF	69
Development Cost / Net SF	351
Soft Cost / Net SF	111
Total Cost / Net SF	\$ 597
Gross Rev / Net SF - Lease	\$ 645
Gross Rev / Net SF - Sale	589
Return on Cost - Lease	7.9%
Return on Cost - Sale	-1.4%

Lease - Likely Viable

Sale - Not Considered Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	3
Potential Capacity - Sale	
Equivalent Low Units	0

Other Hypothetical Redevelopment Scenario



Development with Retained Townhomes and Retail (11 Units, 16 du/ac)

This scenario retains the existing cottage homes and retail uses while introducing additional housing. The limited development area does not achieve sufficient density to support financial feasibility under current market conditions. The scenario was determined to be not considered viable.

- 1 12 3-Story Townhomes with Tuck-under Parking
- 2 Open Space
- 3 6 Existing Townhomes Retained
- 4 Existing Retail Retained
- 5 32 Surface Parking Stalls Retained



Podium Apartments with Retail Retained (89 Units, 52 du/ac)

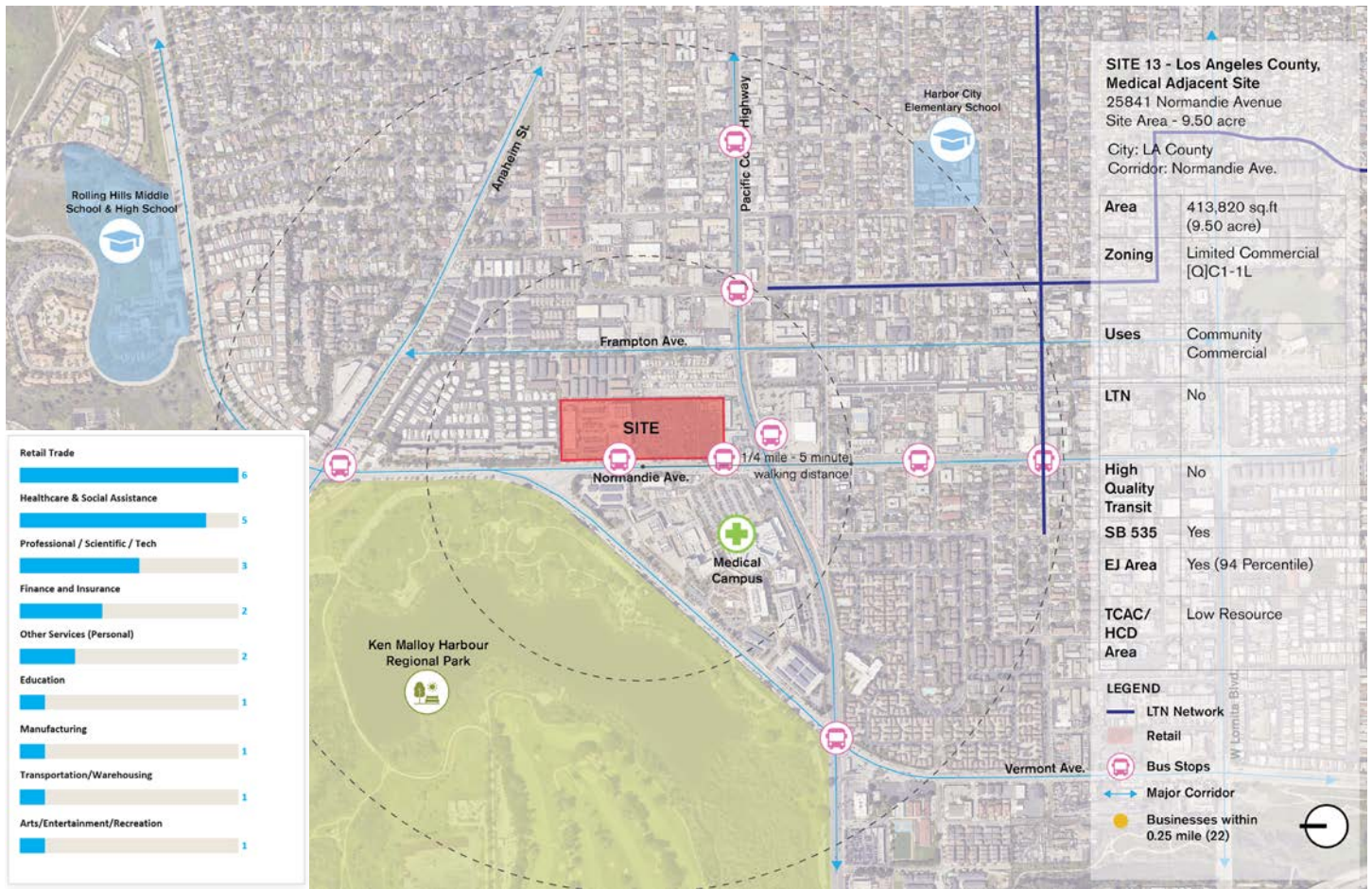
The podium apartment concept retains existing retail building, while introducing residential development. Higher construction costs associated with the typology, combined with market conditions, constrain overall feasibility. The scenario was determined to be not considered viable.

- 1 89 Residential Flats
- 2 90 Podium Parking
- 3 Existing Retail Retained
- 4 32 Surface Parking Stalls Retained



LA County

Site #13: 25841 Normandie Ave



Site #13 (25841 Normandie Avenue) is a 9.50-acre site located along Normandie Avenue. The site currently contains a Kaiser Urgent Care facility with supporting medical uses on one half of the site, while the remaining area functions as a surface parking lot serving the medical facility.

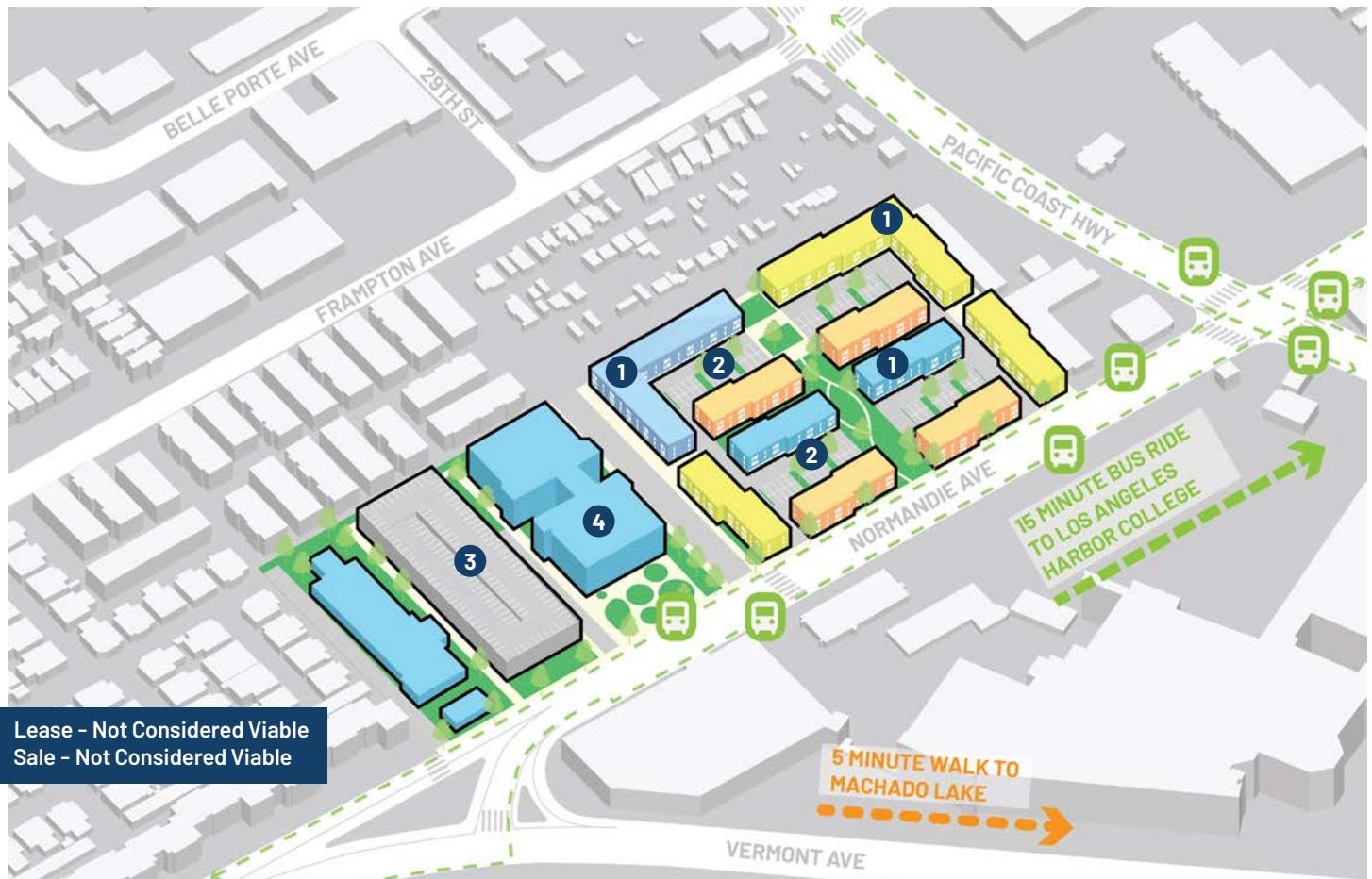
The development scenarios explore two approaches for introducing housing on site. In both scenarios, the existing surface parking area is developed for housing. One option minimizes structured parking by incorporating a mix of surface and tuck-under parking, while the second provides structured parking to support higher-intensity development. In both scenarios, displaced medical facility parking is accommodated through structured parking.

Hypothetical Redevelopment Scenario

- Medical Adjacent Housing
- Large Surface Lot Redevelopment
- Proximity to Transit Options

KEY

- 1 224 Residential Flats
- 2 262 Surface + Tuck-under Parking Spaces
- 3 693 Structured Parking Stalls (Hospital)
- 4 Existing Urgent Care and Medical Uses



Program

Site Acres	4.6
Net Commercial SF	-
Net Residential SF	191,010
Gross Parking / Bedroom	3.4
Total Bedrooms	281
Dwelling Units	224
DU / Acre	49

Costs & Revenue

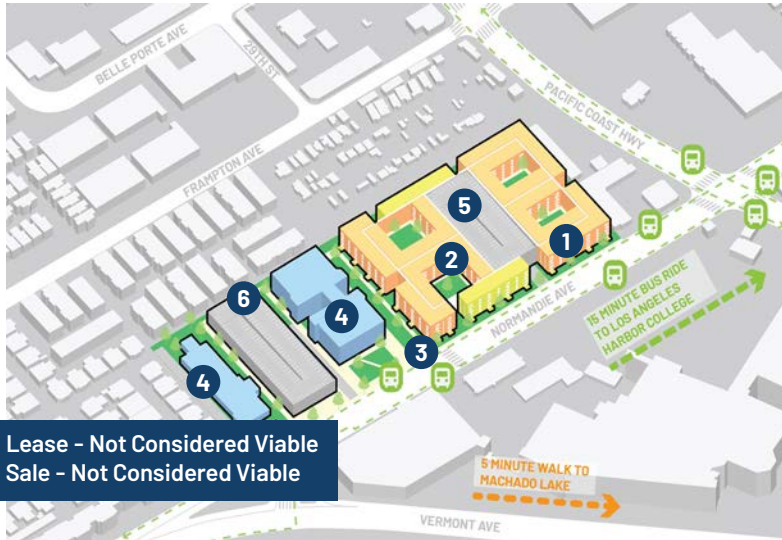
Land Cost / Net SF	\$ 94
Parking Cost / Net SF	171
Development Cost / Net SF	332
Soft Cost / Net SF	110
Total Cost / Net SF	\$ 707
Gross Rev / Net SF - Lease	\$ 569
Gross Rev / Net SF - Sale	540
Return on Cost - Lease	-19.6%
Return on Cost - Sale	-23.7%

Lease - Not Considered Viable
Sale - Not Considered Viable

Affordable Housing

Potential Capacity - Lease	
Equivalent Low Units	0
Potential Capacity - Sale	
Equivalent Low Units	0

Other Hypothetical Redevelopment Scenario



Wrap Typology (536 Units, 117 du/ac)

The wrap apartment concept increases unit yield through a higher-density residential typology. However, providing separate structured parking for the medical facility and housing increases project costs, constraining feasibility under current market conditions. The scenario was determined to be not considered viable.

- 1 536 Residential Flats
- 2 Open Space
- 3 Paseo
- 4 Existing Urgent Care and Medical Uses
- 5 573 Structured Parking Stalls (Residential)
- 6 693 Structured Parking Stalls (Hospital)

Glossary of Terms

Housing Policy & Compliance

AB 2011 / SB 330 / CEQA: State laws referenced here. AB 2011 allows streamlined housing on commercial land; SB 330 limits cities' ability to slow or downzone housing; CEQA is the state environmental-review law (with infill exemptions that can speed approvals).

Accessory Dwelling Unit (ADU): A smaller secondary home on the same lot as a house (e.g., "granny flat," garage conversion).

Area Median Income (AMI): The midpoint household income for the region, used to set affordable-housing income limits (e.g., "60% AMI").

Density bonus: A State of California program letting developers build more units than zoning allows in exchange for including affordable units.

Entitlement / entitlement risk: Entitlements are the approvals a project needs before construction; entitlement risk is the uncertainty over whether and how quickly they'll be granted.

Housing Element: The state-required chapter of a city's General Plan showing how it will meet its RHNA, including a list of sites where housing can realistically be built. Inclusionary housing & in-lieu fees: A requirement that a share of new units be affordable; developers may sometimes pay an in-lieu fee instead, funding affordable housing elsewhere.

Market-rate / income-restricted / mixed-income: Market-rate units rent or sell at whatever the market supports; income-restricted (affordable) units are legally capped for lower-income households; mixed-income projects combine both.

Ministerial ("by-right") vs. discretionary review:

Ministerial approval is granted automatically when a project meets clear objective standards (fast, predictable); discretionary review is case-by-case, with hearings, more risk, and more delay.

Regional Housing Needs Assessment (RHNA): The number of new housing units the state requires each city to plan for over an ~8-year cycle, broken out by income level.

RHNA cycle (6th / 7th Cycle): The recurring planning periods for which RHNA is assigned. Unmet need from one cycle carries forward into the next.

Surplus Land Act (SLA): State law governing how public agencies sell or lease unused land, generally requiring affordable-housing set-asides.

Sites, Market, & Feasibility

Activity center: Concentrations of shops, services, and jobs clustered together.

Floor Area Ratio (FAR): Building floor area divided by lot size; a low FAR signals an under-built site.

Improvement-to-land value ratio: The value of buildings ("improvements") relative to the land; a low ratio suggests the structures add little value and the site is ripe for redevelopment.

Outparcel / pad site: A small, separately developable parcel at the edge of a larger shopping center, often a parking area or freestanding building.

Power center: A large shopping center anchored by several big-box retailers with extensive surface parking.

Pro forma analysis: A financial model estimating a project's costs, revenues, and returns to test whether it is financially feasible i.e. if it "pencils out."

Residual Land Value (RLV): What a developer could afford to pay for the land after covering construction costs and required profit. A negative RLV means the project isn't financially viable.

Submarket: A smaller slice of the regional real estate market with its own rent and price levels.

Test fit: A conceptual site plan showing how much housing of a given type could physically fit on a specific parcel.

Underutilized commercial site: A commercially (and in some cases industrially) zoned property used well below its potential — for example, a low building-to-land ratio, dominated by surface parking, aging structures, or low building value relative to land. These are this study's primary redevelopment candidates (criteria detailed in Section 5).

Building Types & Construction

Construction Type III / Type V: Building-code categories. Type V is wood-frame (lower cost/height); Type III allows somewhat taller wood-frame, often over a podium. Cost rises with height and structure.

Housing typology: The form a building takes — townhomes, walk-up apartments, wrap, podium, etc.

Missing middle housing: Smaller-scale multi-unit housing (duplexes, fourplexes, small apartment buildings) that sits between single houses and large complexes.

Surface / tuck-under / structured parking: Surface = open lots (cheapest); tuck-under = parking tucked beneath the building; structured = garages/podiums (most expensive)).

Wrap & podium construction: Higher-density apartment forms built around or on top of a parking structure; generally more expensive because of the structured parking.

Mobility and Sustainability

Business density: The concentration of small businesses within walking distance which SBCCOG research links to more local trips staying in the neighborhood (trip capture).

Complete neighborhood / neighborhood center: An area where daily needs are reachable on a short walk; a neighborhood center anchors it, sometimes with a shared public facility (high-speed internet, technology, training).

Local Travel Network (LTN): SBCCOG's planned network of low-stress local streets designed for short trips by walking, biking, e-bikes, scooters, and NEVs.

Mobility hub: A point where travel modes connect, linking local micromobility to regional transit and cars for longer trips.

Neighborhood Electric Vehicle (NEV): A small, low-speed electric vehicle suited to short local trips.

Origins and destinations: "Origins" are where trips start; "destinations" are where people are going (often shops, jobs, services). Bringing the two closer shortens trips.

Sustainable South Bay Strategy (2009): SBCCOG's foundational plan establishing the subregion's proximity-based approach to sustainable growth.

Sustainable suburban model: SBCCOG's approach of shortening daily trips by clustering housing near destinations, rather than relying on big-city, transit-oriented density.

Transportation Demand Management (TDM): Strategies that reduce demand for car trips. Examples include shared parking between uses, unbundling the

cost of parking from housing, providing free transit passes, etc.

VMT & GHG Emissions: Vehicle Miles Traveled and Greenhouse Gas emissions. They both decrease when trips get shorter or shift to zero-emission modes.

Zero-emission (ZE) micromobility: Small, low-speed, non-polluting travel modes such as walking, bikes/e-bikes, scooters, and NEVs.

Designations

HQTA / TPA / NMA: SCAG designations — High Quality Transit Areas and Transit Priority Areas (near frequent transit), and Neighborhood Mobility Areas (walkable, connected street grids).

SB 535 Disadvantaged Communities (DAC): State-designated communities burdened by pollution and socioeconomic factors, prioritized for investment.

TCAC/HCD High Resource Areas: State-mapped areas with strong access to opportunity (schools, jobs, environment).

Funding & Agencies

Commercial Acquisition Fund (CAF): An LA County fund letting nonprofits buy commercial properties and lease them affordably.

Community Development Corporation (CDC): A nonprofit that develops affordable housing and community projects.

DTSC: California's Department of Toxic Substances Control, which oversees cleanup and monitoring on contaminated sites.

LACAHS&A & Measure A: The LA County Affordable Housing Solutions Agency and the 2024 half-cent sales tax (Measure A) funding affordable housing and homelessness services; SBCCOG is an eligible recipient.

LIHTC: Low-Income Housing Tax Credit — the primary federal financing source for affordable housing.

Multifamily Housing Program (MHP): A California Department of Housing and Community Development (HCD) affordable-housing funding source.

PATH / HIPPP: SCAG's Partnership for Advancing Technology in Housing and its Housing Infill on Public and Private Lands program — competitive infill-housing funding.

REAP (1.0 / 2.0): SCAG's Regional Early Action Planning grants funding local housing-planning work; this study is funded by REAP 2.0 and builds on a REAP 1.0 study.

South Bay Regional Housing Trust: a joint powers authority created and launched in April 2026, to fund the planning, development, and preservation of affordable and supportive housing across 11 South Bay cities.





AGENDA ITEM NO. 11.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Police Department

City Manager: Department Head:

SUBJECT:

RESOLUTION NO. 8623 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AUTHORIZING, APPROVING AND RATIFYING THE SUBMITTAL OF THE FY 2026-2027 CANNABIS TAX FUND GRANT PROGRAM (CTFGP) LAW ENFORCEMENT GRANT, AWARD NUMBER 30918.

RECOMMENDED MOTION:

Staff recommends that the City Manager or his designee execute the agreement between the California Highway Patrol and the City of Hawthorne to utilize the funds allocated by the Cannabis Tax Fund Program (CTFGP).

DISCUSSION:

The grant awards the City of Hawthorne \$136,999.12 and authorizes the said amount to be applied towards the purchase of Education/Outreach Materials and Supplies, DUI Saturation Patrols, Education/Outreach and DUI Motorcycles.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

None

NOTICING PROCEDURE:

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

ATTACHMENTS

Intent To Award

Agreement

Executed Tax ID Form

Resolution Number 8623

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

601 North 7th Street
Sacramento, CA 95811
(916) 843-4360
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



June 30, 2026

File No.: 060.17344.19741

Shaun Kemp
Hawthorne Police Department
12501 South Hawthorne Boulevard
Hawthorne, CA 90250

Dear Mr. Kemp:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Hawthorne Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of \$136,999.12. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

All grant awards, including any adjustments to requested funding, were made by the Department based on the merits of the Grant Application, scale of operation, and in accordance with the Request for Application (RFA) requirements and associated regulations.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at CGUGrants@chp.ca.gov, as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. W. Headrick".

For/

M. W. HEADRICK, Chief
Enforcement and Planning Division



1. GRANT TITLE FY26/27 CTFGP Law Enforcement - Hawthorne Police Department	
2. NAME OF ORGANIZATION/AGENCY Hawthorne Police Department	
3. ORGANIZATION/AGENCY SECTION TO ADMINISTER GRANT City of Hawthorne	
4. PROJECT PERFORMANCE PERIOD From: 07/01/2026 To: 06/30/2027	5. PURCHASE ORDER NUMBER
6. GRANT OPPORTUNITY INFORMATION DESCRIPTION Law Enforcement grants provide financial assistance to allied agencies for the education, prevention, and the enforcement of laws related to driving under the influence of alcohol and other drugs, including cannabis and cannabis products. The intent of the program is to educate the public regarding the dangers of impaired driving, enforce impaired driving laws on the roadway, and improve the Organization/Agency's effectiveness through training and development of new strategies.	
7. FUNDS ALLOCATED UNDER THIS GRANT AGREEMENT SHALL NOT EXCEED \$136,999.12	
8. TERMS AND CONDITIONS The Grantee agrees to complete the Project, as described in the Project Description. The Grantee's Grant Application, and the California Code of Regulations, Title 13, Division 2, Chapter 13, Sections 1890.00-1890.27, are hereby incorporated into this Grant Agreement by reference. The parties hereto agree to comply with the Terms and Conditions of the following attachments: • Schedule A – Project Description, Problem Statement, Goals and Objectives, and Method of Procedure • Schedule B – Detailed Budget Estimate • Schedule B-1 – Budget Narrative We, the officials named below, hereby swear, under penalty of perjury under the laws of the State of California, that we are duly authorized to legally bind the Grant recipient to the above-described Grant Terms and Conditions. IN WITNESS WHEREOF, this Grant Agreement is executed by the parties hereto.	
9. APPROVAL SIGNATURES A. AUTHORIZED OFFICIAL OF ORGANIZATION/AGENCY Name: Eric Lane Title: Chief of Police Phone: (310) 349-2700 Address: 12501 South Hawthorne Boulevard Hawthorne, CA 90250 E-Mail: elane@cityofhawthorne.org _____ (Signature) _____ (Date)	B. AUTHORIZED OFFICIAL OF CHP Name: Elliotte Johnson Phone: (916) 843-4360 Title: Captain Fax: (916) 322-3169 Address: 601 North 7th Street Sacramento, CA 95811 E-Mail: ElJohnson@chp.ca.gov _____ (Signature) _____ (Date)
C. ACCOUNTING OFFICER OF CHP Name: M. V. Fojas Phone: (916) 843-3531 Title: Commander Fax: (916) 322-3159 Address: 601 North 7th Street Sacramento, CA 95811 E-Mail: Michelle.Fojas@chp.ca.gov _____ (Signature) _____ (Date)	10. AUTHORIZED FINANCIAL CONTACT TO RECEIVE REIMBURSEMENT PAYMENTS Name: Felice Lopez Title: Director of Finance Phone: (310) 349-2700 Address: 4455 West 126th Street Hawthorne, CA 90250

TERMS AND CONDITIONS

Grantee shall comply with the California Code of Regulations, Title 13, Division 2, Chapter 13 Section 1890, et seq. and all other Terms and Conditions noted in this Grant Agreement. Failure by the Grantee to comply may result in the termination of this Grant Agreement by the California Highway Patrol (hereafter referred to as State). The State will have no obligation to reimburse the Grantee for any additional costs once the Grant Agreement has been terminated.

A. EXECUTION

1. The State (the California Highway Patrol) hereby awards, to the Grantee, the sum of money stated on page one of this Grant Agreement. This funding is awarded to the Grantee to carry out the Project set forth in the Project Description and the terms and conditions set forth in this Grant Agreement.
2. The funding for this Grant Agreement is allocated pursuant to California Revenue and Taxation Code Section 34019(f)(3)(B). The Grantee agrees that the State's obligation to pay any sum under this Grant Agreement is contingent upon availability of funds disbursed from the California Cannabis Tax Fund to the State. If there is insufficient funding, the State shall have the option to either: 1) terminate this Grant Agreement; whereby, no party shall have any further obligations or liabilities under this Grant Agreement, or 2) negotiate a Grant Agreement Amendment to reduce the grant award and scope of work to be provided under this Grant Agreement.
3. The Grantee is not to commence or proceed with any work in advance of receiving notice that the Grant Agreement is approved. Any work performed by the Grantee in advance of the date of approval by the State shall be deemed volunteer work and will not be reimbursed by the State.
4. The Grantee agrees to provide any additional funding, beyond what the State has agreed to provide, pursuant to this Grant Agreement, and necessary to complete or carry out the Project, as described in this Grant Agreement. Any modification or alteration of this Grant Agreement, as set forth in the Grant Application submitted by the Grantee and on file with the State, must be submitted in writing thirty (30) calendar days in advance to the State for approval.
5. The Grantee agrees to complete the Project within the timeframe indicated in the Project Performance Period, which is on page one of this Grant Agreement.

B. PROJECT ADMINISTRATION

1. The Grantee shall submit all reimbursements, progress, performance, and/or other required reports concerning the status of work performed in furtherance of this Grant Agreement on a quarterly basis, or as requested by the State.
2. The Grantee shall provide the State with a final report showing all Project expenditures, which includes all State and any other Project funding expended, within sixty (60) calendar days after completion of this Grant Agreement.
3. The Grantee shall ensure all equipment which is purchased, maintained, operated, and/or developed is available for inspection by the State.
4. Equipment purchased through this Grant Agreement shall be used for the education, prevention, and enforcement of impaired driving laws, unless the Grantee is funding a portion of the purchased price not dedicated to impaired driving and that portion is not part of the Project costs. Equipment purchased under this Grant Agreement must only be used for approved Project-related purposes, unless otherwise approved by the State in writing.
5. Prior to disposition of equipment acquired under this Grant Agreement, the Grantee shall notify the State via e-mail, and by telephone, by calling the California Highway Patrol, Impaired Driving Section, Cannabis Grants Unit at (916) 843-4360.

TERMS AND CONDITIONS

C. PROJECT TERMINATION

1. Grantee or the State may terminate this Grant Agreement at any time prior to the commencement of the Project. Once the Project has commenced, this Grant Agreement may only be terminated if the party withdrawing provides thirty (30) calendar days written notice of their intent to withdraw.
 - a. If by reason of force majeure the performance hereunder is delayed or prevented, then the term end date may be extended by mutual consent for the same amount of time of such delay or prevention. The term "force majeure" shall mean any fire, flood, earthquake, or public disaster, strike, labor dispute or unrest, embargo, riot, war, insurrection or civil unrest, any act of God, any act of legally constituted authority, or any other cause beyond the Grantee's control which would excuse the Grantee's performance as a matter of law.
 - b. Grantee agrees to provide written notice of an event of force majeure under this Grant Agreement within ten (10) calendar days of the commencement of such event, and within ten (10) calendar days after the termination of such event, unless the force majeure prohibits Grantee from reasonably giving notice within this period. Grantee will give such notice at the earliest possible time following the event of force majeure.
2. Any violations of law committed by the Grantee, misrepresentations of Project information by the Grantee to the State, submission of falsified documents by the Grantee to the State, or failure to provide records by the Grantee to the State when requested for audit or site visit purposes may be cause for termination. If the Project is terminated for the reasons described in this paragraph, the State will have no obligation to reimburse the Grantee for any additional costs once the Grant Agreement has been terminated.
3. The State may terminate this Grant Agreement and be relieved of any payments should the Grantee fail to perform the requirements of this Grant Agreement at the time and in the manner herein provided. Furthermore, the Grantee, upon termination, shall return grant funds not expended by the Grantee as of the date of termination.
4. If this Grant Agreement is terminated, the State may choose to exclude the Grantee from future Grant Opportunities.

D. FINANCIAL RECORDS

1. The Grantee agrees the State, or their designated representative, shall have the right to review and to copy all records and supporting documentation pertaining to the performance of this Grant Agreement. Grantee agrees to maintain such records for possible audit for a minimum of five (5) years after final payment, unless a longer period of records retention is stipulated or required by law. Grantee agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Furthermore, the Grantee agrees to include a similar right for the State to audit all records and interview staff in any subcontract related to performance of this Grant Agreement.

E. HOLD HARMLESS

1. The Grantee agrees to indemnify, defend, and save harmless the State, its officials, agents and employees from any and all claims and losses accruing or resulting to any and all Grantee's staff, contractors, subcontractors, suppliers, and other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Grant Agreement, and from any and all claims and losses accruing or resulting to any person, agency, firm, corporation who may be injured or damaged by the Grantee in performance of this Grant Agreement.

TERMS AND CONDITIONS

F. NONDISCRIMINATION

1. The Grantee agrees to comply with State and federal laws outlawing discrimination, including, but not limited to, those prohibiting discrimination because of sex, race, color, ancestry, religion, creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (including cancer or genetic characteristics), sexual orientation, political affiliation, position in a labor dispute, age, marital status, and denial of statutorily-required employment-related leave. (GC 12990 [a-f] and CCR, Title 2, Section 8103.)

G. AMERICANS WITH DISABILITIES ACT

1. The Grantee assures the State it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

H. DRUG-FREE WORKPLACE

1. The Grantee shall comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:
 - 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.
 - b. Establish a Drug-Free Awareness Program to inform employees about:
 - i. The dangers of drug abuse in the workplace.
 - ii. The person's or Organization/Agency's policy of maintaining a drug-free workplace.
 - iii. Any available counseling, rehabilitation, and employee assistance programs.
 - iv. Penalties that may be imposed upon employees for drug abuse violations.
 - c. Every employee who works on the Project will:
 - i. Receive a copy of the company's drug-free workplace policy statement.
 - ii. Agree to abide by the terms of the company's statement as a condition of employment on the Grant Agreement.
2. Failure to comply with these requirements may result in suspension of payments under this Grant Agreement, or termination of this Grant Agreement, or both, and Grantee may be ineligible for award of any future Grant Agreements if the department determines that any of the following has occurred:
 - a. The Grantee has made false certification or violated the certification by failing to carry out the requirements, as noted above. (GC 8350 et seq.)

I. LAW ENFORCEMENT AGENCIES

1. All law enforcement Organization/Agency Grantees shall comply with California law regarding racial profiling. Specifically, law enforcement Organization/Agency Grantees shall not engage in the act of racial profiling, as defined in California Penal Code Section 13519.4.

TERMS AND CONDITIONS

J. LABOR CODE/WORKERS' COMPENSATION

1. The Grantee is advised and made aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and Grantee affirms to comply with such provisions before commencing the performance of the work of this Grant Agreement, (refer to Labor Code Section 3700).

K. GRANT APPLICATION INCORPORATION

1. The Grantee agrees the Grant Application and any subsequent changes or additions approved or required by the State is hereby incorporated into this Grant Agreement.

L. STATE LOBBYING

1. The Grantee is advised that none of the funds provided under this Grant Agreement may be used for any activity specifically designed to urge or influence a state or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any state or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a state official, whose salary is supported by this Grant Agreement, from engaging in direct communications with the state or local legislative officials, in accordance with customary state and/or local practice.

M. REPRESENTATION AND WARRANTIES

1. The Grantee represents and warrants that:
 - a. It is validly existing and in good standing under the laws of the State of California, has, or will have the requisite power, authority, licenses, permits, and the like necessary to carry on its business as it is now being conducted and as contemplated in this Grant Agreement, and will, at all times, lawfully conduct its business in compliance with all applicable federal, state, and local laws, regulations, and rules.
 - b. It is not a party to any Grant Agreement, written or oral, creating obligations that would prevent it from entering into this Grant Agreement or satisfying the terms herein.
 - c. If the Grantee is a Nonprofit Organization/Agency, it will maintain its "Active" status with the California Secretary of State, maintain its "Current" status with the California Attorney General's Registry of Charitable Trusts, and maintain its federal and State of California tax-exempt status. If the Grantee subcontracts with a Nonprofit as part of this Grant Agreement, the Grantee shall ensure the Nonprofit will maintain its "Active" status with the California Secretary of State, maintain its "Current" status with the California Attorney General's Registry of Charitable Trusts, and maintain its federal and State of California tax-exempt status.
 - d. All of the information in its Grant Application and all materials submitted are true and accurate.

N. AIR OR WATER POLLUTION VIOLATION

1. Under the state laws, the Grantee shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

TERMS AND CONDITIONS

O. GRANTEE NAME CHANGE

1. Grantee agrees to immediately inform the State, in writing, of any changes to the name of the person within the Organization/Agency with delegated signing authority.
2. An Amendment is required to change the Grantee's name, as listed on this Grant Agreement. Upon receipt of legal documentation of the name change, the State will process the Amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said Amendment.

P. RESOLUTION

1. A county, city, district, or other local public body shall provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body, which by law, has authority to enter into a Grant Agreement, authorizing execution of the Grant Agreement.

Q. PAYEE DATA RECORD FORM STD. 204

1. This form shall be completed by all non-governmental Grantees.

R. FINANCIAL INFORMATION SYSTEM FOR CALIFORNIA GOVERNMENT AGENCY TAXPAYER ID FORM

1. This form shall be completed by all Grantees.

S. CONFLICT OF INTEREST

1. This section serves to make the Grantee aware of specific provisions related to current or former state employees. If Grantee has any questions regarding the status of any person rendering services or involved with the Grant Agreement, the Grantee shall contact the State (California Highway Patrol, Impaired Driving Section, Cannabis Grants Unit) immediately for clarification.
2. Current State Employees:
 - a. No officer or employee shall engage in any employment, activity, or enterprise, from which the officer or employee receives compensation or has a financial interest, and which is sponsored or funded by any state agency, unless the employment, activity, or enterprise is required, as a condition of regular state employment.
 - b. No officer or employee shall contract on their own behalf, as an independent Grantee, with any state agency to provide goods or services.
3. Former State Employees:
 - a. For the two-year period from the date they left state employment, no former state officer or employee may enter into a contract in which they engaged in any of the negotiations, transactions, planning, arrangements, or any part of the decision-making process relevant to this Grant Agreement while employed in any capacity by any state agency.
 - b. For the 12-month period from the date they left state employment, no former state officer or employee may enter into a contract with any state agency if they were employed by that state agency in a policy-making position in the same general subject area as the proposed Grant Agreement within the 12-month period prior to their leaving state service.
4. The authorized representative of the Grantee Organization/Agency, named within this Grant Agreement, warrants their Organization/Agency and its employees have no personal or financial interest and no present or past employment or activity, which would be incompatible with

TERMS AND CONDITIONS

participating in any activity related to this Grant Agreement. For the duration of this Grant Agreement, the Organization/Agency and its employees will not accept any gift, benefit, gratuity or consideration, or begin a personal or financial interest in a party who is associated with this Grant Agreement.

5. The Grantee Organization/Agency and its employees shall not disclose any financial, statistical, personal, technical, media-related, and/or other information or data derived from this Grant Agreement, made available for use by the State, for the purposes of providing services to the State, in conjunction with this Grant Agreement, except as otherwise required by law or explicitly permitted by the State in writing. The Grantee shall immediately advise the State of any person(s) who has access to confidential Project information and intends to disclose that information in violation of this Grant Agreement.
6. The Grantee will not enter into any Grant Agreement or discussions with third parties concerning materials described in paragraph five (5) prior to receiving written confirmation from the State that such third party has a Grant Agreement with the State, similar in nature to this one.
7. The Grantee warrants that only those employees who are authorized and required to use the materials described in paragraph 5 will have access to them.
8. If the Grantee violates any provisions in the above paragraphs, such action by the Grantee shall render this Grant Agreement void.

T. EQUIPMENT-USE TERMS

1. The Grantee agrees any equipment purchased under this Grant Agreement shall be used for impaired driving efforts.
2. Law Enforcement Projects:
 - a. Oral Fluid Drug Screening Devices and Cannabis/Marijuana Breath Testing Equipment - The Grantee agrees to ensure all personnel using road-side drug testing equipment, including oral fluid drug testing devices and/or cannabis/marijuana breath testing devices, purchased with grant funds from this Grant Agreement, are trained to recognize alcohol and drug impairment. At a minimum, personnel using these devices should receive Standardized Field Sobriety Testing training. These personnel are also encouraged to attend Advanced Roadside Impaired Driving Enforcement and Drug Recognition Evaluator training. Prior to using these devices, the Grantee agrees to obtain permission from their local prosecutor's office, establish a policy ensuring appropriate use, and require the staff using these devices to receive appropriate training, which may include training from the manufacturer. This will help ensure the equipment is used appropriately. The Grantee shall advise the State (California Highway Patrol, Impaired Driving Section, Cannabis Grants Unit) of any legal challenges or other items of significance that may affect the use or legal acceptance of these devices. Additionally, the State may request additional information about the performance of these devices, including information about their use, accuracy, and feedback from personnel using the devices.
 - b. Law Enforcement Vehicles – The Grantee agrees any law enforcement vehicles purchased with Grant funds, from this Grant Agreement, will be primarily used for the enforcement of driving under the influence laws and/or providing public education, related to the dangers of driving under the influence. Additionally, any vehicle purchased using funds from this Grant Agreement shall comply with all California Vehicle Code and California Code of Regulation requirements. The State may require the Grantee to mark these vehicles with a decal and/or emblem, indicating the vehicle is used for driving under the influence enforcement.

Schedule A

Hawthorne Police Department

The Grantor determined awards and adjustments based on the Project's merit, operational scale, compliance with the Request for Application (RFA), and program regulations. Certain activities or budget items proposed in Schedule A may have been deemed ineligible for funding. The final, binding list of authorized activities and expenses is set forth in Schedule B - Detailed Budget Estimate.

Project Description

HPD requests funding from the Cannabis Tax Fund Grant Program to enhance impaired driving enforcement and prevention efforts in the City of Hawthorne (City). DUI and DUID offenses remain leading crash factors, with more than 200 impaired driving arrests annually and sustained levels of alcohol-involved collisions, injuries, and fatalities in recent years. As a densely populated urban community with major commuter corridors and increasing cannabis retail activity, the City faces elevated risk of cannabis-impaired driving and related roadway safety impacts.

HPD will conduct 20 high-visibility DUI saturation patrols targeting impaired driving, unsafe speed, and right-of-way violations in high-risk corridors. The Project will also fund three BMW police motorcycles to restore enforcement capacity. HPD's current motorcycle fleet is aging and unreliable, limiting safe deployment of its nine motor-certified officers for traffic and DUI enforcement operations. Three new motorcycles will improve mobility in congested areas, increase enforcement visibility and deterrence, reduce response times, and strengthen operational readiness for peak traffic periods and large-scale regional events.

The Project will include six high school presentations on the dangers and legal consequences of driving under the influence of cannabis and other drugs. These efforts will increase awareness of cannabis-impaired driving, reinforce responsible decision-making, and promote early intervention. Through enforcement, equipment enhancement, and education, HPD will reduce impaired-driving collisions and improve roadway safety for motorists, pedestrians, bicyclists, and other vulnerable road users.

Problem Statement

Impaired driving remains a sustained and measurable public safety threat within the City. From 2022 through 2025, HPD recorded between 152 and 222 DUI and DUID arrests annually, including 208 arrests in 2025 alone. During that same period, alcohol-involved collisions ranged from 126 to 149 per year, resulting in dozens of injuries annually and an increase to three traffic fatalities in 2025. DUI and DUID offenses consistently rank among the leading primary collision factors locally, demonstrating that impaired driving continues to pose a significant risk to roadway users despite ongoing enforcement efforts.

According to the 2023 Office of Traffic Safety (OTS) Rankings, the City ranked 5th out of 103 comparable cities for pedestrian collisions and 20th for alcohol-involved collisions. The City also ranked 17th for drinking drivers under age 21, 21st for drinking drivers ages 21-34, and 27th for nighttime injury crashes. These rankings reflect the City's disproportionate burden of vulnerable road users, young drivers, and alcohol-related crashes relative to peer jurisdictions. Transportation Injury Mapping System (TIMS) data further reflect this exposure: from January 2021 through September 2025, the City recorded 269 pedestrian- and bicycle-involved crashes, resulting in six fatalities and 287 injuries. Pedestrian collisions accounted for 61% of these incidents. In a dense urban environment, impaired driving significantly increases the likelihood that vulnerable road users will suffer severe injury or death.

The City's built environment intensifies these risks. With a population of 83,633 residents within six square miles (U.S. Census Bureau, 2024), the City experiences sustained congestion along major arterial corridors, including Hawthorne Boulevard, Imperial Highway, El Segundo Boulevard, and Rosecrans Avenue. Bordered by regional freeways and influenced by major employment centers and large-scale regional events, the City experiences consistent traffic volume throughout the day and evening. These conditions increase the probability that impaired driving incidents will result in serious harm, particularly near the City's 15 schools and along high-volume corridors.

The expansion of cannabis retail establishments within the City further heightens concerns regarding cannabis-impaired driving. As accessibility to cannabis products increases, HPD continues to encounter drivers operating under the influence of cannabis and other drugs. Drug-impaired driving investigations are often more complex than alcohol-only cases and require specialized training and documentation. HPD

Schedule A

maintains one certified DRE and five officers trained in SFST and ARIDE; however, the volume of impaired driving cases places sustained demand on these specialized resources.

Demographic characteristics within the City reinforce the importance of targeted prevention strategies. Approximately 57.4% of residents identify as Hispanic, and 15.5% live below the poverty level (U.S. Census Bureau, 2020-2024). Effective cannabis-impaired driving education must be culturally and linguistically appropriate to ensure awareness of legal consequences and roadway safety risks, particularly among youth who are developing driving behaviors and decision-making patterns. Additionally, traffic-related injuries and fatalities impose significant economic burdens on lower-income households, amplifying the long-term community impact of DUI and DUID collisions.

Compounding these challenges, HPD's motorcycle fleet is aging and increasingly unreliable, limiting its ability to safely deploy its nine motor-certified officers for traffic and DUI/DUID enforcement operations. Reduced motorcycle availability restricts enforcement visibility and mobility in high-congestion corridors, weakening deterrence and response capacity during peak traffic periods and large-scale regional events. Without additional motorcycle deployment capacity, HPD's ability to sustain high-visibility impaired driving enforcement and proactive cannabis-related prevention efforts will remain constrained.

Grant funding is necessary to strengthen enforcement capacity, restore safe motorcycle deployment, and implement targeted prevention strategies responsive to documented impaired driving activity and elevated collision rankings within the City. The proposed Project will directly address consistently high DUI/DUID arrest volumes, disproportionate pedestrian collision rates, cannabis retail expansion, and identified motorcycle deployment limitations.

Performance Measures/Scope of Work (Proposed Solution)

20 DUI/DUID Saturation Patrols (Q1 = 5, Q2 = 5, Q3 = 5, Q4 = 5):

HPD will conduct 20 high-visibility DUI/DUID saturation patrols staffed by two officers and one supervisor for six-hour enforcement details targeting impaired driving, unsafe speed, and right-of-way violations in identified high-risk corridors within the City. The goal is to reduce DUI/DUID-related collisions by 10% and increase DUI/DUID enforcement contacts (arrests and investigations) by 10% compared to 2025 levels.

3 BMW Police Motorcycles (Q1 = Purchase, Q2 = Delivery and Deployment, Q2-Q4 = Support Enforcement Operations):

HPD will purchase and deploy three BMW police motorcycles to restore safe and reliable traffic enforcement capacity. Once delivered and operational, the motorcycles will support DUI/DUID saturation patrols and high-visibility traffic enforcement operations in identified high-risk corridors within the City. The additional deployment capacity will allow HPD to more effectively utilize its nine motor-certified officers, improve mobility in congested areas, and enhance enforcement visibility and deterrence during peak traffic periods and large-scale regional events. During Q2-Q4, HPD will deploy the grant-funded motorcycles for a minimum of 120 total enforcement hours in support of DUI/DUID saturation patrols and high-visibility traffic safety operations. The goal is to increase motor officer participation in high-visibility enforcement operations by 15% compared to 2025 levels and reduce operation downtime associated with aging equipment.

6 High School Alcohol and Drug-Impaired Driving Presentations (Q2 = 2, Q3 = 2, Q4 = 2):

HPD will conduct six structured presentations at Hawthorne High School and Hawthorne Math and Science Academy (total enrollment: 2,252 students). Presentations will be delivered through coordinated grade-level assemblies and structured school-wide sessions to maximize student reach and ensure age-appropriate messaging. Sessions will include:

- Two Presentations for Grades 9-10 (early prevention and awareness)
- Two Presentations for Grades 11-12 (licensed and soon-to-be licensed drivers)
- Two Reinforcement or targeted sessions based on the school's needs

Presentations will address the dangers and legal consequences of driving under the influence of alcohol, cannabis, and other drugs. The goal is to reach at least 75% of the total student enrollment (minimum 1,689 students) during the grant period and demonstrate at least a 20% increase in correct responses on pre- and post-session knowledge assessments.

Schedule A

Bilingual Alcohol and Cannabis-Impaired Driving Education Materials (Q2-Q4):

HPD will develop and distribute culturally and linguistically appropriate alcohol, cannabis, and drug-impaired driving educational materials in English and Spanish during school presentations. The goal is to distribute 2,000 bilingual educational materials to students to reinforce prevention messaging among the City's diverse and multilingual student population.

Project Performance Evaluation

HPD's Traffic Bureau Lieutenant will provide overall oversight of Project performance, with the Motorcycle Sergeant serving as the primary operational lead. The Traffic Bureau will monitor implementation of DUI/DUID saturation patrols, motorcycle deployments, and high school presentations, and track associated performance metrics. Enforcement data, including saturation patrol activity, DUI/DUID enforcement contacts, collision statistics, and motorcycle deployment hours, will be captured through HPD's records management system and compared to 2025 baseline figures to measure progress toward the 10% reduction in DUI/DUID-related collisions and 10% increase in DUID/DUID enforcement activity. Student attendance and pre- and post-session assessment results will be documented to evaluate knowledge gains.

Administrative staff will assist with data compilation and preparation of required OTS progress and closeout reports. Qualitative feedback from motor officers and school personnel will be incorporated to assess operational effectiveness and community impact.

Project updates and outcomes will be shared internally through command staff briefings and provided to the City Manager and City Council as appropriate. HPD will coordinate with school administration and district representatives regarding participation in presentations and outcomes. HPD will also coordinate with CHP as required under the Cannabis Tax Fund Grant Program and communicate enforcement and prevention results to the public through press releases, social media, and community outreach channels.

Program Sustainability

HPD is committed to sustaining impaired driving enforcement and prevention efforts beyond the grant performance period. DUI/DUID saturation patrols and high-visibility traffic enforcement are core, operationally mandated functions of the Traffic Bureau and will remain a priority beyond the grant term. The grant-funded motorcycles will remain City-owned assets with an expected service life of several years, continuing to support traffic and DUI/DUID enforcement operations while reducing long-term maintenance costs and improving operational efficiency.

HPD will incorporate alcohol, cannabis, and other drug-impaired driving education into its ongoing school outreach and community engagement activities conducted by the Traffic Bureau. Bilingual educational materials developed under the Project may be reused or updated for future presentations at minimal cost. The City will continue traffic safety operations through existing personnel allocations while HPD seeks alternative funding sources, including future OTS and traffic safety grants. These combined efforts will help ensure sustained progress in reducing DUI/DUID-related impaired driving and collisions within the City.

Administrative Support

HPD has extensive experience managing OTS grants and other state-funded traffic safety initiatives and has consistently maintained compliance with programmatic and fiscal reporting requirements. Established internal procedures guide procurement, documentation, and reporting to ensure full adherence to OTS standards.

The Traffic Bureau Lieutenant will provide executive oversight of the Project, and the Motorcycle Sergeant will manage day-to-day operational implementation of enforcement and education activities.

The City Finance Department will oversee fiscal administration of the grant, including budgeting, procurement, invoice processing, reimbursement requests, and financial reporting. HPD administrative staff will coordinate closely with Finance to ensure timely documentation and submission of required progress and closeout reports.

HPD maintains established documentation systems and physical resources, including patrol vehicles, communications equipment, and traffic safety infrastructure, to support successful implementation during the Project Performance Period. Prior participation in OTS programs and regional DUI/DUID task force operations further demonstrates HPD's administrative and operational capacity.

Schedule B

Detailed Budget Estimate

Award Number	Organization/Agency	Total Amount
30918	Hawthorne Police Department	\$136,999.12

Cost Category	Line Item Name	Total Cost to Grant
Other Direct Costs	Education/Outreach Materials and Supplies	\$3,800.00
Category Sub-Total		\$3,800.00
Personnel	DUI Saturation Patrol	\$46,801.20
	Education/Outreach	\$2,220.48
Category Sub-Total		\$49,021.68
Equipment	DUI Motorcycle (Includes Outfitting & Decals)	\$84,177.44
Category Sub-Total		\$84,177.44

Grant Total	\$136,999.12
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Schedule B-1 Budget Narrative

Hawthorne Police Department

Prior to engaging in grant-funded Saturation Patrols, DUI Checkpoints, or other enforcement activities in areas where the grantee does not have primary traffic jurisdiction, the grantee should consult with the agency having primary traffic jurisdiction.

Other Direct Costs

Education/Outreach Materials and Supplies

\$3,800.00

Grant funds will support the design, translation verification, and printing of 2,000 bilingual educational brochures addressing the dangers and legal consequences of driving under the influence of alcohol, cannabis, and other drugs. Materials will be produced in English and Spanish for distribution during high school presentations through coordinated grade-level assemblies and structured school-wide sessions to maximize student reach. Estimated printing costs are approximately \$1.85 per brochure (\$3,700), plus \$100 for layout and formatting services, for a total of \$3,800.

Personnel

DUI Saturation Patrol

\$46,801.20

Grant funds will support overtime costs for sworn personnel conducting 20 DUI/DUID saturation patrols. Each saturation patrol will be staffed by two Officers and one Supervisor for six-hour enforcement details. Overtime hourly rates are \$123.36 per hour for Officers and \$143.29 per hour for Supervisors, inclusive of applicable incentive pay as provided by HPD.

Per saturation patrol cost:

2 Officers x 6 hours x \$123.36 = \$1,480.32

1 Supervisor x 6 hours x \$143.29 = \$859.74

Total per patrol = \$2,340.66

20 patrols x \$2,340.66 = \$46,801.20

Education/Outreach

\$2,220.48

Grant funds will support six high school alcohol, cannabis, and drug-impaired driving education presentations beyond regular duty assignments.

Each school presentation will be staffed by one Officer for approximately three overtime hours:

1 Officer x 3 hours x \$123.36 = \$370.08 per presentation

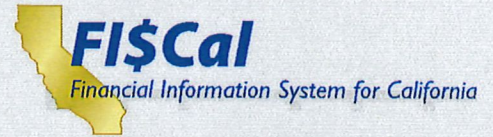
6 presentations x \$370.08 = \$2,220.48

Equipment

DUI Motorcycle (Includes Outfitting & Decals)

\$84,177.44

Grant funds will support the purchase of two BMW police motorcycles at \$42,088.72 per unit, for a total of \$84,177.44. The cost reflects fully equipped, law enforcement-ready motorcycles, including emergency lighting, siren systems, enforcement equipment, and necessary police outfitting as detailed in the vendor quote. The motorcycles will replace the current aging and increasingly unreliable units in HPD's fleet, restoring safe deployment capacity for motor-certified officers. These vehicles will support high-visibility DUI/DUID saturation patrols and traffic enforcement operations throughout the City and will remain City-owned assets beyond the grant term.



The principal purpose of the information provided is to establish the unique identification of the government entity.

Instructions: You may submit one form for the principal government agency and all subsidiaries sharing the same TIN. Subsidiaries with a different TIN must submit a separate form. Fields marked with an asterisk (*) are required. Hover over fields to view help information. Please print the form to sign prior to submittal. You may email the form to: vendors@fiscal.ca.gov, or fax it to (916) 576-5200, or mail it to the address above.

Principal Government Agency Name*	Hawthorne Police Department		
Remit-To Address (Street or PO Box)*	12501 S. Hawthorne Blvd.		
City*	Hawthorne	State *	CA Zip Code*+4 90250
Government Type:	☒ City	☐ County	Federal Employer Identification Number (FEIN)* 956000718
	☐ Special District	☐ Federal	
	☐ Other (Specify)		

List other subsidiary Departments, Divisions or Units under your principal agency's jurisdiction who share the same FEIN and receives payment from the State of California.

Dept/Division/Unit Name		Complete Address	
Dept/Division/Unit Name		Complete Address	
Dept/Division/Unit Name		Complete Address	
Dept/Division/Unit Name		Complete Address	

Contact Person*	Shaun Kemp	Title	Sergeant
Phone number*	310-349-2803	E-mail address	skemp@cityofhawthorne.org
Signature*		Date	07/03/2026

RESOLUTION NO. 8623

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HAWTHORNE, CALIFORNIA, AUTHORIZING APPROVING &
RATIFYING THE SUBMITTAL OF THE FY 2026-2027 CANNABIS
TAX FUND GRANT PROGRAM (CTFGP) LAW ENFORCEMENT
GRANT, AWARD NUMBER 30918.**

WHEREAS, the City of Hawthorne is eligible for an allocation of funds from CTFGP Law Enforcement Grant through the California Department of Highway Patrol in the amount of \$136,999.12; and

WHEREAS, the city may receive \$136,999.12 of grant funding to use for programs detailed in the award agreement, including the purchase of Education/Outreach Materials and Supplies, DUI Saturation Patrols, Education/Outreach and DUI Motorcycles that will enhance the service to the local community; and

WHEREAS, the City Council of the City of Hawthorne recognizes the need and benefit to the City of Hawthorne residents and to the community as a whole.

NOW, THEREFORE LET IT BE RESOLVED, by the City Council of the City of Hawthorne as follows:

Section 1. The City Council finds that all of the facts set forth in the recitals of this Resolution are true and correct.

Section 2. The City Council authorizes, approves and ratifies the submittal of the FY26/27 CTFGP Law Enforcement Grant. The City Manager or the Chief of Police is further authorized to execute the documents necessary to receive grant funding through the California Department of Highway Patrol and administer such grant on behalf of the City of Hawthorne, subject to minor clerical changes by the City Attorney.

Section 3. This authorization is effective until rescinded by the City Council of the City of Hawthorne.

Section 4. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and certification to be entered in the Book of Resolutions of the City Council of the City of Hawthorne.

PASSED, APPROVED, AND ADOPTED this 14th day of July 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 12.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Human Resources

City Manager: Department Head:

SUBJECT:

RESOLUTION 8624 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING THE SIDE LETTER OF AGREEMENT AMENDING ARTICLE 4, SECTION 4.1 (CLASSIFICATIONS) OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE HAWTHORNE EXECUTIVE GROUP AND THE CITY OF HAWTHORNE.

RECOMMENDED MOTION:

That the City Council approve the Side Letter of Agreement between the City of Hawthorne and the Hawthorne Executive Group (HEG), amending Section 4.1 of the Memorandum of Understanding (MOU) regarding classifications and salary ranges, and authorize the City Manager to execute the side letter agreement. That the City Council also approve the Resolution adopting this Side Letter.

DISCUSSION:

The City of Hawthorne and HEG are parties to a current Memorandum of Understanding (MOU) effective July 1, 2024, through June 30, 2027. This agreement outlines wages, hours, and other terms and conditions of employment for classifications represented by HEG. Certain employees in HEG have been subject to classifications and salary ranges not fully enumerated in Section 4.1. To ensure compliance with reporting requirements for final compensation to CalPERS, among other laws, the City and HEG have agreed to retroactively amend Section 4.1 of the MOU via a Side Letter. The amendment provides the following changes: (1) effective February 13, 2024, Director of Information Technology Systems, Salary Range 45 and Senior General Services Public Works Director, Salary Range 49, are added to the classifications in Section 4.1; (2) effective February 13, 2024, the salary ranges for the Director of Community Services and the Director of Building Safety/Plan Check Engineer classifications in Section 4.1 are changed from 35 to 45.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Not Applicable

FISCAL IMPACT:

None

NOTICING PROCEDURE:

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

ATTACHMENTS

Reso 8624 & side letter

RESOLUTION NO. 8624

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE,
CALIFORNIA, ADOPTING THE SIDE LETTER OF AGREEMENT
AMENDING ARTICLE 4, SECTION 4.1 (CLASSIFICATIONS) OF THE
MEMORANDUM OF UNDERSTANDING BETWEEN THE HAWTHORNE EXECUTIVE
GROUP AND THE CITY OF HAWTHORNE**

WHEREAS, the July 1, 2024, through June 30, 2027, Memorandum of Understanding (MOU) between the City of Hawthorne (City) and the Hawthorne Executive Group (HEG) governs generally the wages, hours and other terms and conditions of employment of the classifications represented by the HEG; and

WHEREAS, Article 4, Section 4.1 – Classifications designates the classifications represented by HEG, and the salary ranges for those classifications; and

WHEREAS, the City and HEG entered into a side letter agreement to amend Section 4.1 to clarify certain classifications and salary ranges of employees within HEG, which have not been fully set forth in the MOU; and

WHEREAS, this side letter agreement clarifies but does not alter how Section 4.1 has been applied, and it shall apply retroactively to February 13, 2024;

WHEREAS, the City Council of the City of Hawthorne wishes to adopt this side letter agreement;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF
HAWTHORNE, CALIFORNIA**, hereby resolves as follows:

Section 1. The City Council of the City of Hawthorne hereby approves amending Article 4, Section 4.1 (Classifications) of the HEG MOU, as contained in the side letter agreement, attached and incorporated herein by this reference as Exhibit A,

Section 2. Effective February 13, 2024, Director of Information Technology Systems, Salary Range 45 and Senior General Services Public Works Director, Salary Range 49, are added to the classifications in Section 4.1;

Section 3. Effective February 13, 2024, the salary ranges for the Director of Community Services and Director of Building Safety Plan Check classifications in Section 4.1 are changed from 35 to 45;

Section 4. This amendment clarifies but does not alter how Section 4.1 has been applied, and it shall apply retroactively to February 13, 2024;

Section 5. All other terms and conditions of the MOU from July 1, 2024, through June 30, 2027, shall remain in full force and effect.

Section 6. This Resolution is effective immediately.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California

side letterExhibit A

**Side Letter of Agreement
between the
City of Hawthorne
and the
Hawthorne Executive Group**

This side letter agreement is executed pursuant to the July 1, 2024, through June 30, 2027, Memorandum of Understanding (MOU) between the City of Hawthorne (City) and the Hawthorne Executive Group (HEG). The City and HEG have met and conferred in good faith and have agreed to modify Article 4 within the MOU, as follows:

WHEREAS, the MOU governs generally the wages, hours and other terms and conditions of employment of the classifications represented by the HEG; and

WHEREAS, Article 4, Section 4.1 – Classifications designates the classifications represented by HEG, and the salary ranges for those classifications; and

WHEREAS, the City and HEG wish to amend Section 4.1 to clarify certain classifications and salary ranges of employees within HEG, which have not been fully set forth in the MOU; and

WHEREAS, this amendment codifies but does not alter how Section 4.1 has been applied, and it shall apply retroactively to February 13, 2024;

NOW THEREFORE, the City and HEG agree to amend Article 4, Section 4.1 – Compensation as follows:

- A. Effective February 13, 2024, Director of Information Technology Systems, Salary Range 45 and Senior General Services Public Works Director, Salary Range 49, are added to the classifications in Section 4.1;
- B. Effective February 13, 2024, the salary ranges for the Director of Community Services and Director of Building Safety Plan Check classifications in Section 4.1 are changed from 35 to 45;
- C. All other terms and conditions of the MOU from July 1, 2024, through June 30, 2027, shall remain in full force and effect.

CITY OF HAWTHORNE

Erika Lampkin
Director of Human Resources

Date

Vontray Norris
City Manager

Date

HAWTHORNE EXECUTIVE GROUP

Kimberly Pipkin
HEG President

Date



AGENDA ITEM NO. 13.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Planning

City Manager: Department Head:

SUBJECT:

RESOLUTION 8625 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR, AND ACCEPTANCE OF, GRANT FUNDS UNDER THE COMMUNITY RESILIENCE CENTER GRANT, AND AUTHORIZING THE EXECUTION OF ALL RELATED DOCUMENTS.

RECOMMENDED MOTION:

Adopt Resolution 8625.

DISCUSSION:

This resolution grants the City Manager, or their representative, authorization to apply for a Community Resilience Center Grant up to \$500,000 from the Strategic Growth Council.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Goal 3: Improve customer service operations.

FISCAL IMPACT:

Potential to obtain up to \$500,000 grant funding.

NOTICING PROCEDURE:

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

ATTACHMENTS

Reso. No. 8625

RESOLUTION NO. 8625

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR, AND ACCEPTANCE OF, GRANT FUNDS UNDER THE COMMUNITY RESILIENCE CENTER GRANT, AND AUTHORIZING THE EXECUTION OF ALL RELATED DOCUMENTS

WHEREAS, the Strategic Growth Council administers the Community Resilience Center Grant (the "Program"), which provides grant funding to eligible applicants for planning and implementation of community resilience facilities; and

WHEREAS, the City of Hawthorne (the "Applicant") is an eligible applicant under the Program and desires to submit an application for funding in an amount not to exceed \$500,000; and

WHEREAS, the Applicant intends to use grant funds, if awarded, for the following project: Planning of a Community Resilience Center at 3152 W. Rosecrans Avenue; and

WHEREAS, submission of the application requires the Applicant to certify, by resolution or other evidence of authority, that its governing body authorized a designated representative to apply for, accept, and administer the grant, and to execute all documents necessary to that end; and

WHEREAS, the City Council finds that it is in the best interest of the Applicant and the community it serves to pursue this funding opportunity;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The City Council authorizes the submittal of an application to the Strategic Growth Council for funding under the Community Resilience Center, in an amount not to exceed \$500,000.

SECTION 3. The City Council authorizes the City Manager or their designee, to:
(a) execute and submit the grant application and all related materials on behalf of the Applicant; (b) negotiate, accept, and execute a grant agreement and any amendments, if the Applicant is awarded funding; (c) execute any other documents necessary or

appropriate to apply for, accept, administer, and close out the grant; and (d) take any other actions necessary to carry out the purpose and intent of this Resolution.

SECTION 4. This authorization applies to the current funding round and, unless rescinded, to any subsequent amendments, extensions, or follow-on funding rounds of the same grant program that relate to the same project.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 14th day of July, 2026.

ATTEST:

ALEX VARGAS, Mayor
City of Hawthorne, California

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM

DAVID CASERES,
City Attorney



AGENDA ITEM NO. 14.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Planning

City Manager: Department Head:

SUBJECT:

ORDINANCE NO. 2265 (SECOND READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS 17.04 AND 17.21 RELATED TO ACCESSORY DWELLING UNITS, AND MAKING FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

Adopt Ordinance No. 2265.

DISCUSSION:

State ADU laws are regularly changing to close unintended loopholes and to address previously unforeseen situations. Cities are expected to amend their local ADU ordinances to reflect these changes. A previous ordinance (2263) accomplishes the deletion of the ADU chapter, this ordinance presents new local regulations that are compliant with current state regulations, and specifically does the following:

- Definitions cleaned up and moved to the Definitions chapter of Title 17;
- References to California Government Code updated;
- Reference to an “accessory dwelling unit permit” changed to generic “Planning approval”;
- Time limit for City review added;
- Reference to preapprove ADU plans added;
- Permissible locations for ADUs updated to align with state law;
- Permissible number of ADUs and JADUs was also updated;
- Subdivision and separate conveyance prohibitions removed;
- Miscellaneous other language updates to ensure compatibility with state ADS laws.

The City places a maximum size restriction on certain detached ADUs of 1,000 square feet. This is 200 square feet below the maximum allowed by state law, but is a permissible local restriction.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Goal 4: Update the Zoning Code for the 21st Century

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

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

ATTACHMENTS

ORDINANCE NO. 2265

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, AMENDING CHAPTERS 17.04 AND 17.21 RELATED TO ACCESSORY DWELLING UNITS, AND MAKING FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the City's accessory dwelling unit (ADU) ordinance was completely overhauled in compliance with state law through Ordinance No. 2205 in 2020; and

WHEREAS, since the adoption of Ordinance No. 2205, more than 20 state laws addressing ADUs were adopted or became effective; and

WHEREAS, the laws mentioned above and those chaptered in California Government Code Sections 66310-66342 apply to Hawthorne, regardless if the municipal code is updated; and

WHEREAS, the City rescinded its ADU ordinance on June 9, 2026, and now the City desires to make the municipal code compliant with state ADU law through the adoption of this ordinance; and

WHEREAS, on May 20, 2026, the Planning Commission of the City of Hawthorne considered the zone text amendment and, after a duly noticed public hearing where all persons in support and in opposition were heard, adopted Resolution No. PC 2026-05 recommending approval of the ordinance to the City Council;

WHEREAS, on June 23, 2026, the City Council of the City of Hawthorne considered the zone text amendment and, after a duly noticed public hearing where all persons in support and in opposition were heard, introduced this ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. Section 17.04.010 (Definitions), of Chapter 17.04 (Definitions), of Title 17 (Zoning) of the HMC shall be amended as follows, with each definition placed in appropriate alphabetical order within the list of definitions:

"Accessory building-~~or structure~~"

See "Accessory structure."

~~means a physical structure that is incidental and subordinate to the primary building on the property and is physically detached from the primary building. Accessory buildings or structures include, but are not limited to, detached~~

~~garages, sheds, playhouses, storage buildings, garden structures, pool houses, and cabanas. An "accessory dwelling unit" is defined separately and addressed in Chapter 17.21.~~

"Accessory dwelling unit" or "ADU"

means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and located on the same lot with one or more proposed or existing primary residences. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation. It shall have the same meaning as that term is defined in California Government Code Section 66313, as it was amended by Senate Bill 543, which became effective January 1, 2026.

"Accessory structure"

~~means a building, structure, or part of a building or other structure that (1): is subordinate to, and the use of which is incidental to, that of the primary building, structure, or use on the same lot; (2) complements or is reasonably related to the proposed or permitted uses on site. Any structure that is not clearly related to the principal use on site shall not be permitted.~~

means a physical structure that is incidental and subordinate to the primary building on the property and is physically detached from the primary building. Accessory buildings or structures include, but are not limited to, detached garages, sheds, playhouses, storage buildings, garden structures, pool houses, and cabanas. An "accessory dwelling unit" is defined separately.

"Accessory structure, existing"

means an accessory structure, as defined in this chapter, which was existing prior to the submittal of an ADU or JADU application.

"ADU"

See "Accessory dwelling unit."

"Attached"

means a physical connection between a structure and another structure.

"Detached"

means no physical connection between structures.

"Dwelling unit"

means one or more rooms designed for or occupied by one ~~family~~ household for living or sleeping purposes and containing kitchen facilities for use solely by one ~~family~~ household. All rooms comprising a dwelling unit shall have access through an interior door to other parts of the dwelling unit. A bachelor apartment constitutes a dwelling unit within the meaning of this ~~title~~ Title.

Dwelling unit, accessory.

See "Accessory dwelling unit." ~~or "ADU"~~

~~shall have the meaning set forth in Chapter 17.21.~~

~~Dwelling unit, accessory attached.~~

~~"Accessory dwelling unit attached" shall have the meaning set forth in Chapter 17.21.~~

~~Dwelling unit, accessory detached. "Accessory dwelling unit detached"~~

~~shall have the meaning set forth in Chapter 17.21.~~

~~Dwelling unit, accessory interior. "Accessory dwelling unit interior"~~

~~shall have the meaning set forth in Chapter 17.21.~~

"Dwelling unit, multifamily"

See "Multifamily dwelling unit."

~~means a building or portion thereof designed for occupancy by three or more families living independently of each other, containing three or more separate dwelling units, and constituting a single proprietary or operating unit.~~

"Dwelling unit, primary"

See "Primary dwelling unit."

~~means a separate, complete dwelling unit that is the larger of two dwelling units on a lot or parcel of land or when a single-family dwelling unit site plan proposes or contains an accessory dwelling unit.~~

"Dwelling unit, single-family attached"

See "Single-family attached dwelling unit."

~~means a dwelling unit attached to another dwelling unit on two sides by shared common walls at the lot line, with each on a separate lot and separated from any other building by open space to the front and to the rear, designed for occupancy exclusively by one family, and containing one dwelling unit. The end units are deemed single-family semi-attached dwelling units.~~

"Dwelling unit, single-family detached"

See "Single-family detached dwelling unit."

~~means a building separated from lot lines and other buildings by open space on all sides, designed for occupancy exclusively by one family and containing one dwelling unit.~~

"Dwelling unit, single-family semi-attached"

See "Single-family semi-attached dwelling unit."

~~means a dwelling unit attached to another dwelling unit by a shared common wall at the lot line, with each on a separate lot and separated from any other building by open space on the side lot line opposite the common wall and by open space to the rear and to the front, designed for occupancy exclusively by one family, and containing one dwelling unit.~~

~~Dwelling unit, two-family. "Two-family dwelling unit"~~

~~means a building separated from lot lines and other buildings by open spaces on all sides, designed for occupancy exclusively by two families living independently of each other and containing two dwelling units.~~

JADU See “Junior accessory dwelling unit.”

"Junior accessory dwelling unit" or "JADU"

means a unit that is no more than 500 square feet and contained entirely within a single-family residence. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure, but shall include an efficiency kitchen that provides for a kitchen sink, cooking appliance, refrigerator, a food preparation counter, and storage cabinets that are of reasonable size in relation to the size of the JADU.

"Living area"

means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

"Multifamily dwelling unit"

means a building or portion thereof designed for occupancy by two or more households living independently of each other, containing three or more separate dwelling units, and constituting a single proprietary or operating unit. For purposes of ADU development, the number of independent households is reduced to two.

Parking space, tandem. See "Tandem parking."

~~means a parking space designed to accommodate two or more motor vehicles, one behind or above the other.~~

"Primary dwelling unit"

means a separate, complete dwelling unit that is the larger of two dwelling units on a lot or parcel of land or when a single-family dwelling unit site plan proposes or contains an accessory dwelling unit.

"Public transit"

means a location, including, but not limited to, a bus stop or a train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

"Single-family residence"

means a residential building containing one or more habitable rooms with only one kitchen, designed for occupancy by one independent household unit with common access to, and common use of all living, kitchen, and bathroom areas.

"Tandem parking"

means that two or more vehicles are parked one behind the other, or in the case of vehicle lifts, one or more above the others.

SECTION 3. Chapter 17.21 (Accessory dwelling units), of Title 17 (Zoning) of the HMC shall be deleted and replaced as follows:

Chapter 17.24b Accessory Dwelling Units

§ 17.24b.010 Purpose.

The purpose of this chapter is to establish regulations for the development of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) as defined in this chapter and in California Government Code 66310 *et seq.*, or any successor statute.

§ 17.24b.020 Permit requirement.

- A. Planning Approval. Planning approval is required for construction of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) or the modification of exterior features, size, or height of an existing ADU or JADU.
- B. Building Permit. A building permit shall be required for construction or modification of an ADU or JADU as set forth in the California Residential Code and other building standards adopted by the City. The building permit may require approval by multiple agencies, including the directors of the Building Safety Department and the Planning Department.

§ 17.24b.030 Permit application and review procedures.

- A. The Director, or designee, shall review and approve or deny ministerial permits for ADUs and JADUs upon determining whether the application submitted is complete, the proposed unit conforms to all requirements of this code and state law, and a non-refundable application review fee in the amount established by the City Council, amended from time to time, has been paid. Applications deemed incomplete or not in full conformance with the requirements of this code will be rejected. The Director will review the application without public notice or hearing. The time period for review may be tolled at the request of the applicant.
- B. Decision. The Director shall render a decision in writing. If the Director denies an application, they shall return a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant.
- C. Time Limit. The Director shall approve or deny an application for an ADU or JADU within 60 days after receiving the application. Applications shall be

considered approved if not acted upon within 60 days after receiving the application.

- D. Pre-Approved ADUs. The City has preapproved ADU plans for new ADUs for use by Hawthorne residents. The preapproved ADUs are available at the Planning Department.

§ 17.24b.040 **Zoning and applicability.**

- A. An ADU or JADU is permitted in any General Plan Land Use designation that allows residential uses by-right.
- B. Site with Existing Single-Family Residence. Sites with the appropriate land use designation and developed or proposed to be developed with a single-family residence shall be permitted not more than one attached ADU, one detached ADU, and one JADU.
- C. Site with Existing Multifamily Residence.
 - 1. Sites with existing multifamily structures may convert existing non-habitable areas within the building to a minimum one ADU and a maximum that shall not exceed 25% of the number of permitted units on the site.
 - 2. Sites with existing multifamily structures are permitted to construct or convert not more than eight detached accessory dwelling units. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot.
 - 3. Sites with a proposed multifamily structure may construct two detached accessory dwelling units.

§ 17.24b.050 **Development standards.**

- A. Minimum size. The minimum size for an ADU or JADU is 190 square feet.
- B. Maximum size.
 - 1. Attached ADU or within an existing primary dwelling unit. Not to exceed 50% of the area of the existing primary dwelling unit, but at least 800 square feet of interior livable space.
 - 2. Detached ADU. Not to exceed 1,000 square feet of interior livable space.
 - 3. Conversion of existing detached structure to ADU. Same as existing structure.

4. JADU. 500 square feet.
- C. Maximum height.
1. Detached ADU, generally: 16 feet and one story.
 2. Detached ADU within 0.5 miles of a major transit stop or high-quality transit corridor, as those terms are defined in § 21155 of the Public Resources Code: 20 feet and two stories.
 3. Detached ADU on a lot with an existing or proposed multi-story multifamily structure: 20 feet and two stories.
 4. Attached ADU: same as the height limit of the existing or proposed single-family structure, not to exceed 25 feet.
- D. Minimum side and rear setbacks:
1. Conversion of an existing structure: an ADU may be built within an existing structure or within the footprint of the structure without regard to setbacks.
 2. New attached or detached ADU: 4 feet.
 3. ADUs or JADUs within an existing or proposed primary dwelling unit shall follow the setback applicable to the primary dwelling unit in as prescribed by the zone it which is located.
- E. Maximum lot coverage. The lot coverage of the zone shall apply, except that an ADU of at least 800 square feet shall be permitted to exceed the lot coverage if developed in compliance with all other applicable development standards.
- F. Open Space. For a detached or attached ADU: 500 square feet, except that an ADU of at least 800 square feet shall be permitted without meeting this standard if developed in compliance with all other applicable development standards.
- G. Minimum parking spaces per ADU: one, except no additional parking shall be required in the following instances:
1. The ADU is located within 0.5 miles of public transit;
 2. The ADU is located within an architecturally and historically significant historic district;
 3. The ADU is a conversion of an existing accessory structure (such as a garage, carport, or workshop) or within the primary dwelling unit;
 4. The ADU is located in an area where on-street parking permits are required but not offered to the ADU occupant; or

- 5. The ADU is located within one block of a car share vehicle.
- 6. Parking requirements may be satisfied by tandem parking on a driveway.
- H. Expansion of existing structures. Existing structures converted into an ADU or JADU may be expanded by up to 150 square feet only to accommodate an entryway.
- I. Building separation. The building separation requirement may be reduced to permit an ADU up to 800 square feet in size. Separation shall be measured from the nearest points between the structures. This provision shall not apply to conversions of existing buildings.

§ 17.24b.060 Additional ADU and JADU requirements.

- A. Illegal Units. Any combination of rooms, so arranged that they can be converted into separate living quarters, may, at the discretion of the Director, be counted as additional dwelling units or ADUs.
- B. Fire Sprinklers. Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
- C. Nonconforming Zoning Conditions. No corrections to nonconforming zoning conditions that do not present a threat to public health and safety are required for the creation or conversion of an ADU or JADU.
- D. Utility Connections. For accessory dwelling units described in Government Code § 66323(a)(1), the ADU or JADU shall not be required to install a new or separate utility connection directly between the ADU or JADU and the utility, and the ADU or JADU shall not be subject to a related connection fee or capacity charge, unless the ADU is constructed concurrently with a new single-family home.
- E. Rental Term. ADUs and JADUs may be rented but shall not be used as rentals for a term less than 30 consecutive days.
- F. Historic Properties. ADUs and JADUs shall conform to the United States Secretary of Interior's Official Standards for the Treatment of Historic Properties.

§ 17.24b.070 Deed restriction for JADU.

Prior to the issuance of a building permit for a JADU that will use shared sanitation facilities with the existing structure, a deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the Director. The deed restriction shall run with the land and bind all future owners. The form of the deed restriction will be provided by the City and must provide that:

- A. The JADU shall not be sold separately from the primary dwelling.
- B. The unit is restricted to the approved size and attributes of this chapter.
- C. The covenant restrictions run with the land and may be enforced against future purchasers.
- D. The covenant restrictions may be removed if the owner eliminates the JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the JADU has in fact been eliminated. Any building permits required in the removal must be approved prior to the Director's determination. The Director may then determine whether the evidence supports the claim that the JADU was eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this code. If the JADU is not entirely physically removed but is only eliminated by virtue of having a necessary component of a JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this code.
- E. The deed restriction is enforceable by the Director or designee for the benefit of the City. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

SECTION 3. CEQA. This project is statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code Section 21080.17, which provides that CEQA does not apply to the adoption of an ordinance by a city to implement Article 2 (commencing with § 66314) of Chapter 13 of Division 1 of Title 7 of the Government Code. Article 2, commencing with § 66314, addresses ADUs and JADUs within the Government Code. As such, CEQA is not applicable to the adoption of this ordinance.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. AUTHORIZATION TO PUBLISH SUMMARY OF ORDINANCE. Pursuant to Government Code § 36933(c)(1), the City Attorney is authorized to prepare a summary of this ordinance. The City Clerk is also authorized to publish a summary of the text of this ordinance in the Hawthorne Press Tribune at least five days prior to the

adoption of this ordinance. Within 15 days after adoption of the ordinance, the City Clerk is directed to publish a summary of this ordinance in the Hawthorne Press Tribune.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect 30 days after passage thereof.

PASSED, APPROVED AND ADOPTED this 14th day of July, 2026.

ATTEST:

ALEX VARGAS, Mayor
City of Hawthorne, California

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM

DAVID CACERES,
City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 15.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: City Attorney

City Manager: Department Head:

SUBJECT:

ORDINANCE NO. 2266 (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADDING AND ENACTING CHAPTER 10.78 (ELECTRIC BICYCLE REGULATIONS) TO TITLE 10 (VEHICLES AND TRAFFIC) OF THE HAWTHORNE MUNICIPAL CODE, AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH.

RECOMMENDED MOTION:

Staff recommends that the City Council introduce Ordinance No. 2266 on July 14, 2026, and adopt Ordinance No. 2266 on September 8, 2026.

DISCUSSION:

The City of Hawthorne finds that unsafe operation of electric bicycles presents unique and heightened risks to pedestrians, riders, and motorists within our sidewalks, roadways, and other public spaces.

At the request of the City Council, the City Attorney's Office prepared an ordinance establishing a regulatory framework governing electric bicycle use in the City. The ordinance adds Chapter 10.78 (Electric Bicycle Regulations) to Title 10 (Vehicles and Traffic) and addresses unsafe operation through education and diversion, administrative citations, parent financial accountability, and criminal enforcement.

The Ordinance authorizes administrative citations pursuant to Chapter 1.23B in addition to criminal enforcement authorized by Chapter 1.20. The companion resolution updating the Administrative Citation Schedule establishes enhanced administrative fines for Chapter 10.78: \$500 for a first offense, \$750 for a second offense (within thirty-six (36) months), and \$1,000 for a third and subsequent offense (within thirty-six (36) months).

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

None.

NOTICING PROCEDURE:

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

ATTACHMENTS

Ordinance 2266 - Electronic Bicycle Regulations

ORDINANCE NO. 2266

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA ADDING AND ENACTING CHAPTER 10.78 (ELECTRIC BICYCLE REGULATIONS) TO TITLE 10 (VEHICLES AND TRAFFIC), AND MAKING A FINDING OF EXEMPTION IN COMPLIANCE WITH CEQA IN CONNECTION THEREWITH

WHEREAS, the City of Hawthorne has a responsibility to protect the public health, safety, and welfare of its residents, motorists, pedestrians, riders, and other members of the public within the City; and

WHEREAS, electric bicycles have become increasingly common in communities across the nation, and the City Council finds that unsafe operation of electric bicycles presents unique and heightened risks to public health and safety; and

WHEREAS, the City Council desires to adopt a regulatory framework for electric bicycle use, including education and diversion, enhanced administrative citations, criminal enforcement, and parental accountability, to promote safe operation, deter unsafe conduct, encourage compliance, and reduce risks within the City; and

WHEREAS, Title 10 of the Hawthorne Municipal Code governs vehicles and traffic, and it is appropriate to codify electric bicycle regulations within that Title to ensure consistent enforcement and administration; and

WHEREAS, the purpose of this ordinance is to put into effect the City of Hawthorne's electric bicycle regulatory framework by adding Chapter 10.78 to Title 10 of the Hawthorne Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Chapter 10.78 (Electric Bicycle Regulations) is hereby added to Title 10 (Vehicles and Traffic) of the Hawthorne Municipal Code as follows:

10.78.010 Definitions

For purposes of this Chapter, the following definitions shall apply:

- A. "Electric bicycle" shall have the same meaning as set forth in California Vehicle Code Section 312.5, as may be amended from time to time.
- B. "Motorized bicycle" shall have the same meaning as set forth in California Vehicle Code Section 406, as may be amended from time to time.

- C. "Operator" means any person who rides or operates an electric bicycle or motorized bicycle.
- D. "Vehicle" shall have the same meaning as set forth in California Vehicle Code Section 670, as it may be amended from time to time.

10.78.020 Operation of Electric Bicycles and Motorized Bicycles

It shall be unlawful for any person to ride or operate an electric bicycle or motorized bicycle in the City unless such operation complies with all of the following:

- A. No person shall ride or operate an electric bicycle or motorized bicycle in a dangerous manner including, without limitation: (1) intentionally lifting one or more wheels of an electric bicycle or motorized bicycle into the air while riding on a street, bike lane, or bike path; (2) intentionally swerving or riding around stopped or slowed traffic; (3) attempting to perform any acrobatic trick or stunt; or (4) operating an electric bicycle or motorized bicycle in any manner that endangers any person or property.
- B. No person shall ride or operate an electric bicycle or motorized bicycle faster than is prudent in light of weather, visibility, pedestrian and vehicular traffic, and in no event at a speed that endangers the safety of any person or property.
- C. Every person operating an electric bicycle or motorized bicycle in the City shall comply with all traffic control devices, including but not limited to traffic signals and stop signs.
- D. Every person operating an electric bicycle or motorized bicycle shall yield to pedestrians at all times.
- E. No person riding or operating an electric bicycle or motorized bicycle in the City shall tow any other vehicle.
- F. No person riding or operating an electric bicycle or motorized bicycle shall cling or attach themselves or their electric bicycle or motorized bicycle to any other moving vehicle or persons in any other vehicle.
- G. No person operating an electric bicycle or motorized bicycle shall operate a wireless telephone or an electronic wireless communications device.
- H. No person operating an electric bicycle or motorized bicycle shall wear: (1) a headset covering both ears, (2) earplugs, or (3) earphones covering, resting on, or inserted in, both ears. This prohibition does not apply to a person using a prosthetic device that aids the hard of hearing.
- I. It shall be unlawful for any person to operate an electric bicycle or motorized bicycle upon any street or highway of the City while under the influence of an alcoholic beverage and/or any illegal or non-prescribed drug.
- J. No person shall ride or operate an electric bicycle or motorized bicycle upon any playground, park, or school ground.
- K. No person shall ride or operate an electric bicycle or motorized bicycle on any sidewalk, except that minors under the age of fourteen (14) years may ride or operate an electric bicycle or motorized bicycle upon a sidewalk if they exercise due care and yield the right of way to pedestrians.
- L. No person shall ride or operate an electric bicycle or motorized bicycle on any public property where signs prohibiting such activity are conspicuously posted.
- M. Each person riding or operating an electric bicycle, or motorized bicycle on a highway or street shall keep such electric bicycle, or motorized bicycle in marked bike lanes. On streets without bike lanes, such person shall keep the electric bicycle or motorized bicycle as close

to the right hand curb or edge of the roadway as possible, exercising due care when passing a standing vehicle or one proceeding in the same direction, except when preparing to make a left-hand turn; provided, however, if a highway or street carries traffic in one direction only and has two (2) or more marked traffic lanes, such persons may ride as near the left-hand curb or edge of such roadway as possible, exercising due care when passing a standing vehicle or one proceeding in the same direction.

- N. Persons riding or operating electric bicycles or motorized bicycles in the City shall not ride more than two (2) abreast except on paths or parts of a roadway set aside for the exclusive use of bicycles; and provided, further, that minors riding on electric bicycles on the sidewalk pursuant to subsection (K) shall do so in single file.
- O. All operators and passengers under eighteen (18) years of age shall wear a helmet properly strapped while riding or operating an electric bicycle or motorized bicycle.
- P. Every electric bicycle and motorized bicycle shall be equipped with a brake adequate to skid the front or rear tire of the bicycle upon application of the brake.
- Q. Every electric bicycle or motorized bicycle operated at any time from a half hour after sunset to a half hour before sunrise, and at any other time when there is not sufficient light to render clearly discernable any person or vehicle on the streets or sidewalks, shall be equipped with lights affixed to the front and back of the electric bicycle or motorized bicycle, which lights shall be visible for a distance of three hundred (300) feet from the electric bicycle or motorized bicycle.
- R. No person riding or operating an electric bicycle or motorized bicycle shall transport another person upon the electric bicycle or motorized bicycle unless such passenger is seated upon a separate seat attached to the vehicle. If the passenger is four (4) years of age or younger, or weighs forty (40) pounds or less, the seat shall have adequate provision for retaining the passenger in place and for protecting the passenger from the moving parts of the electric bicycle or motorized bicycle.
- S. The operator of any electric bicycle or motorized bicycle involved in an accident shall take reasonable steps to ascertain whether or not anyone was injured, and shall give their name, address and the serial number of their electric bicycle or motorized bicycle to the person with whom they were in collision and obtain the same information from the other person. It shall be the duty of the operator to make a written report of any accident resulting in death or injury to the Police Department within twenty-four (24) hours of such accident.

10.78.050 Exception

This chapter is not intended to apply to or otherwise restrict electric bicycles, and motorized bicycles operated by any officer employed by the City while on duty, or as utilized in a safe manner by physically disabled persons as defined under the Americans with Disabilities Act (42 U.S.C. Section 12101, et seq.).

10.78.060 Enforcement

- A. Each violation of this Chapter shall be a misdemeanor punishable as set forth in Section 1.20.010 of this Code. Such violator shall be guilty of a separate offense for each and every violation of any provision of this Chapter committed by such person and shall be punishable accordingly.
- B. In the event the operator of the electric bicycle or motorized bicycle is a juvenile, officers will make a reasonable effort to contact the parent(s) or responsible guardian(s) of the

operator and advise them of the nature of the violation. This shall occur at the time of the stop or as soon as practicable.

- C. Each parent or legal guardian having custody and control of a minor who is issued a fine for violation of this Chapter shall be jointly and severally liable with such minor for payment of the fine.
- D. In addition to the criminal remedy authorized by Section 1.20.010 of this Code, the City may issue an administrative citation for each violation of this Chapter pursuant to Chapter 1.23B of this Code.
- E. In lieu of the criminal remedy authorized by Section 1.20.010 or the administrative remedy authorized by Chapter 1.23B of this Code, and in lieu of filing charges in any court having jurisdiction over a violation, the Police Chief or designee may allow a juvenile violator and the parents of the juvenile violator to complete a diversion safety program, if available, at their expense, as assigned by the Police Department designee.

SECTION 3. Any provisions of the City of Hawthorne Municipal Code or appendices thereto inconsistent with the provisions of this Chapter, to the extent of such inconsistencies and no further, are hereby repealed or modified to the extent necessary to effect the provisions of this Chapter.

SECTION 4. CEQA. The City Council hereby concurs with staff's determination and hereby finds that the adoption of this Ordinance is a type of organizational activity involving the administration of the City that does not have the possibility to have a direct or indirect effect on the environment and is therefore exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Title 14, California Code of Regulations, Section 15378(b)(5). In addition, the actions taken by this Ordinance are not a "project" under CEQA because the Ordinance does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment and is also exempt from CEQA pursuant to the "common sense" exemption because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. (Title 14, California Code of Regulations, Section 15061(b)(3)).

SECTION 5. Severability. If any section, subsection, phrase or clause of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. City Clerk. The City Clerk shall attest to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner required by law.

SECTION 7. Effective Date. This Ordinance shall take effect thirty (30) days after passage thereof.

SECTION 8. Publication. The City Clerk is directed to forward a copy of Ordinance No. 2259 to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824.

PASSED, APPROVED AND ADOPTED this ____th day of July, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 16.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

ORDINANCE NO. 2267 (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AMENDING ORDINANCE NO. 2261 AND CHAPTER 10.36 (STOPPING, STANDING AND PARKING) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE HAWTHORNE MUNICIPAL CODE TO MODIFY DESIGNATED PAID PARKING ZONES, ESTABLISH EMPLOYEE PARKING PERMITS, AUTHORIZE SPECIAL EVENT PARKING MANAGEMENT AND PROCEDURES, AUTHORIZE AND REGULATE A RESIDENTIAL DRIVEWAY PARKING PERMIT PROGRAM, AND AUTHORIZE THE ESTABLISHMENT AND AMENDMENT OF PARKING FEES, PARKING PERMIT FEES, SPECIAL EVENT PARKING RATES, AND PARKING CITATION PENALTIES BY RESOLUTION OF THE CITY COUNCIL.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2267 on July 14, 2026, and adopt Ordinance 2267 on September 8, 2026.

DISCUSSION:

In 2025, the City Council adopted Ordinance No. 2261 establishing the City's Paid Parking Pilot Program, including paid parking zones, parking fees, and related operational requirements. Since implementation, staff has evaluated parking utilization, operational needs, business feedback, and anticipated regional events to identify opportunities to improve the City's parking management program.

The proposed ordinance updates the Municipal Code to provide greater flexibility and efficiency in administering the City's parking system while ensuring that future operational changes may be implemented in a timely manner.

The ordinance removes Jack Northrop Avenue from the designated paid parking program and expands the existing Hawthorne Boulevard paid parking zone to include curbside parking between Broadway and Imperial Highway while maintaining the existing Hawthorne Boulevard paid parking operations.

The ordinance also establishes a Monthly Employee Parking Permit Program for employees working within the City. The program provides designated parking permits tied to a specific parking facility, subject to eligibility requirements, permit limitations, and administrative procedures established by the City Manager or designee.

To improve long-term administration of the City's parking program, the ordinance removes parking fee schedules and parking citation penalties from the Municipal Code and authorizes the City Council to establish and amend parking fees, permit fees, special event parking rates, and parking citation penalties by resolution. This approach allows future adjustments to respond to operational needs without requiring amendments to the Municipal Code, unless otherwise required by law.

The ordinance further authorizes the City to establish Special Event Parking Periods during major events, including sporting events, festivals, civic events, and other City-recognized events. During designated periods, special event parking rates may be implemented within designated paid parking areas following public notice requirements established in the ordinance.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The implementation of on-street paid parking is a key economic development strategy to support a vibrant, accessible, and financially sustainable commercial environment. As the city's business areas continue to grow, curb space has become increasingly congested, with long-term parkers occupying high-demand areas intended for short-term customer use. Paid parking helps manage this limited resource by increasing turnover, ensuring that visitors, shoppers, and diners can reliably find parking near local businesses. Improved access directly supports sales activity, strengthens local businesses, and enhances the overall customer experience.

FISCAL IMPACT:

None. The funds were allocated during the 12/09/2025 City Council meeting.

NOTICING PROCEDURE:

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

ATTACHMENTS

Ordinance 2267

ORDINANCE NO. 2267

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AMENDING ORDINANCE NO. 2261 AND CHAPTER 10.36 (STOPPING, STANDING AND PARKING) OF TITLE 10 (VEHICLES AND TRAFFIC) OF THE HAWTHORNE MUNICIPAL CODE TO MODIFY DESIGNATED PAID PARKING ZONES, ESTABLISH EMPLOYEE PARKING PERMITS, AUTHORIZE SPECIAL EVENT PARKING MANAGEMENT AND PROCEDURES, AND AUTHORIZE THE ESTABLISHMENT AND AMENDMENT OF PARKING FEES, PARKING PERMIT FEES, SPECIAL EVENT PARKING RATES, AND PARKING CITATION PENALTIES BY RESOLUTION OF THE CITY COUNCIL.

WHEREAS, the City of Hawthorne previously adopted Ordinance No. 2261 establishing paid on-street and off-street parking zones, fee structures, and enforcement procedures within Chapter 10.36 of the Hawthorne Municipal Code; and

WHEREAS, the City of Hawthorne is authorized pursuant to California Vehicle Code Section 22508(a) to regulate parking on public streets and in City-owned parking facilities, including the establishment of paid parking zones and associated fee structures; and

WHEREAS, the City has identified the need to modify existing paid parking zones to improve circulation, optimize utilization, and ensure alignment with current operational and community needs; and

WHEREAS, the City Council finds that employees working within the City generate consistent parking demand in certain areas, and that a Monthly Employee Parking Permit program will improve parking management and provide a consistent parking experience; and

WHEREAS, the City anticipates high-demand special events, which may significantly increase parking demand and require temporary parking management strategies; and

WHEREAS, it is in the public interest to authorize flexible, event-based parking rates and operational tools to manage congestion, improve safety, and support efficient use of public parking resources; and

WHEREAS, such permits shall be issued on a case-by-case basis to eligible single-family residences, subject to review by the Director of Public Works or City Traffic Engineer to ensure adequate emergency access, traffic operations, and ADA compliance; and

WHEREAS, the City also seeks to update regulations related to paid parking zones, monthly employee parking permits, special event parking, and parking enforcement, and to authorize the establishment and modification of parking fees, permit fees, special event parking rates, and administrative parking citation penalties by resolution of the City Council.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Amendment to Ordinance No. 2261 – Paid Parking Zones.
Ordinance No. 2261, codified in Section 10.36.220 of the Hawthorne Municipal Code, is hereby amended as follows:

I. Removal of Paid Parking Zone

Section 10.36.220(D) is hereby amended to delete the following location:

- Jack Northrop Avenue, from Prairie Avenue to Crenshaw Boulevard

II. Modification and Addition of Paid Parking Zone

Section 10.36.220(D) is hereby amended to add the following location:

A. Hawthorne Boulevard Expansion (Curbside-Only Designation)

Hawthorne Boulevard, from Broadway to Imperial Highway, is hereby designated as a curbside-only paid on-street parking zone.

This designation shall apply exclusively to curbside parking spaces located along this corridor and shall not include median parking, off-street parking, or any other parking facilities unless separately designated by ordinance.

All curbside parking within this segment shall be subject to the same fee structure, enforcement hours, permit requirements, and operational provisions applicable to the Hawthorne Boulevard paid parking zone established under Ordinance No. 2261.

B. Existing Hawthorne Boulevard Paid Parking Zone

All previously established Hawthorne Boulevard paid parking segments shall remain in full effect and shall operate under Ordinance No. 2261 unless expressly modified by this Ordinance.

C. Monthly Employee Parking Permits

The monthly parking permits identified in the fee schedule as “Monthly Employee Permits” shall apply only to the designated parking facilities and parking areas identified in the fee table and shall not apply to curbside parking spaces located along Hawthorne Boulevard.

Each Monthly Employee Permit shall be valid only within a single designated parking facility or parking area and shall not authorize parking in multiple designated locations.

“Monthly Employee Permit” shall mean a virtual parking permit purchased by an individual employed within the City of Hawthorne at the rates established in the fee table, for use within a specific designated parking area. Such permits shall authorize parking within the assigned permit area only without additional payment of otherwise applicable hourly or daily parking fees during the valid permit period.

Monthly Employee Permits shall be associated with a vehicle license plate number and administered electronically through a City-approved virtual permit system. Each permit shall also be assigned to a specific designated parking location at the time of issuance.

Eligibility for Monthly Employee Permits shall be subject to the following requirements:

1. The applicant shall provide proof of current employment within the City of Hawthorne, including the address of employment, which must be located within the City. Acceptable documentation may include a current paystub or other documentation approved by the City.
2. Monthly Employee Permits shall be issued directly to eligible employees and shall not be resold or distributed directly to members of the general public.
3. The number of Monthly Employee Permits issued shall be limited by the address of the employee’s place of employment, and the City’s virtual permit system shall cap the total number of permits associated with a single business address at ten (10), unless otherwise authorized by the City.
4. Permits shall be associated with a specific vehicle, license plate, and designated parking location. Any reassignment of a permit to a different vehicle, license plate, or parking location shall be subject to review and approval by the City.
5. Permit holders shall be responsible for compliance with all applicable permit requirements, including use only within the assigned parking location.

6. The City Manager or designee shall administer this program and may establish rules, procedures, documentation requirements, permit limitations, and operational regulations, including enforcement of permit caps by business address, necessary to implement and enforce this Section.

III. Repeal of Codified Fee Schedule and Establishment of Fees by Resolution

A. Repeal of Existing Fee Schedule

The parking fee schedule and parking citation penalties previously established in Section 10.36.220 pursuant to Ordinance No. 2261 are hereby repealed and removed from the Hawthorne Municipal Code.

B. Fees Established by Resolution

All parking fees, parking permit fees, residential permit parking fees, special event parking rates, parking citation penalties, and any other fees, rates, charges, or penalties associated with parking on public streets, within parking districts, within residential permit parking areas, or in City-owned or City-operated parking lots, parking structures, or other parking facilities authorized by this Chapter shall be established and may be amended from time to time by resolution of the City Council.

C. Future Amendments

Any future adoption, modification, adjustment, repeal, replacement, or addition of parking-related fees, rates, charges, permit fees, citation penalties, or other monetary amounts authorized by this Chapter may be accomplished by resolution of the City Council without further amendment to this Chapter, unless otherwise required by law.

SECTION 3. Amendment – Special Event Parking Authority.

Chapter 10.36 is hereby amended to add Section 10.36.235 to read as follows:

I. 10.36.235 Special Event Parking Rates and Management

A. Authority to Designate Special Event Parking Periods

The City Council may designate certain days, times, or periods as Special Event Parking Periods in response to anticipated or actual increases in parking demand associated with large-scale events, including but not limited to sporting events, festivals, civic events, or other City-recognized special events.

B. Special Event Parking Rate

During a designated Special Event Parking Period, the Special Event Parking Rate established by resolution of the City Council shall apply as the sole applicable parking rate within designated paid parking zones identified by the City for such event periods.

The Special Event Parking Rate shall apply only for the designated event day and shall expire at 11:59 p.m. on that day. Upon expiration, parking rates shall revert to the otherwise applicable standard rate unless the City designates a subsequent special event day, in which case the Special Event Parking Rate shall apply.

C. Designation of Applicable Areas

The City may designate specific blocks, curbside parking spaces, median parking spaces, or off-street parking facilities within existing paid parking zones where the Special Event Parking Rate shall apply.

D. Public Notice Requirement

1. The City shall provide public notice of any Special Event Parking Period and applicable rates no fewer than seventy-two (72) hours in advance of the effective date and time of such rates.
2. Public notice shall be provided through at least one or more of the following methods:
 - a. The City's mobile payment application and parking meters configured to display applicable special event rates; and/or
 - b. The City's official website or parking information portal; and/or
 - c. Temporary signage posted at the location in advance of the event, indicating the impacted parking spaces and applicable dates.
3. For City-designated large-scale or major events, the City may provide notice less than seventy-two (72) hours in advance.

E. Duration of Applicability

Special Event Parking Rates shall apply only during the designated Special Event Parking Period and shall automatically expire at the conclusion of such period. The Special Event Parking Period will vary by event.

F. Administration and Enforcement

The City Manager, or designee, is authorized to implement, administer, and enforce Special Event Parking designations consistent with this Section, including coordination of signage, payment systems, and enforcement operations.

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby

declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 5. City Clerk. The City Clerk shall attest to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner required by law.

SECTION 6. Effective Date. This Ordinance shall take effect thirty (30) days after passage thereof.

SECTION 7. Publication. The City Clerk is directed to forward a copy of this ordinance to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824, for incorporation into the Hawthorne Municipal Code.

PASSED, APPROVED AND ADOPTED this 8th day of September, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 17.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

ORDINANCE NO. 2268 (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AMENDING THE HAWTHORNE MUNICIPAL CODE BY REPEALING CHAPTER 10.38 (PREFERENTIAL STREET PARKING) AND ADDING CHAPTER 10.39 ESTABLISHING A RESIDENTIAL PARKING PERMIT PROGRAM.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2268 on July 14, 2026, and adopt Ordinance 2268 on September 8, 2026.

DISCUSSION:

The City currently administers residential parking through the existing Preferential Street Parking regulations contained in Chapter 10.38 of the Hawthorne Municipal Code. As parking demands have evolved, the existing ordinance no longer provides the flexibility and administrative framework necessary to effectively manage residential parking throughout the City.

The proposed ordinance repeals the existing Preferential Street Parking chapter and replaces it with a new Residential Parking Permit Program under Chapter 10.39. The new chapter modernizes the City's residential parking regulations by establishing a comprehensive permitting program that provides residents with improved access to on-street parking while allowing the City to efficiently administer permit areas, eligibility requirements, permit issuance, enforcement, and program modifications.

The proposed Residential Parking Permit Program authorizes the City Council to establish residential permit parking zones by resolution following a petition and review process. The ordinance also establishes permit eligibility requirements, permit types, administrative procedures, enforcement provisions, and authority for the City to adopt rules and regulations necessary to administer the program.

The updated ordinance provides greater flexibility to respond to changing parking conditions while preserving neighborhood parking availability and ensuring consistent administration throughout the City.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The proposed Residential Parking Permit Program supports the City's Economic Development Strategic Plan by implementing a modern parking management framework that balances the parking needs of residents, visitors, and businesses. By providing a clear process for establishing residential permit parking areas and improving the administration of neighborhood parking, the program helps preserve parking availability in residential neighborhoods affected by spillover parking while supporting access to nearby commercial corridors.

FISCAL IMPACT:

None. The funds were allocated during the 12/09/2025 City Council meeting.

NOTICING PROCEDURE:

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

ATTACHMENTS

Ordinance 2268

ORDINANCE NO. 2268

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE AMENDING THE HAWTHORNE MUNICIPAL CODE BY REPEALING CHAPTER 10.38 (PREFERENTIAL STREET PARKING) AND ADDING CHAPTER 10.39 ESTABLISHING A RESIDENTIAL PARKING PERMIT PROGRAM.

WHEREAS, the City of Hawthorne is authorized pursuant to California Vehicle Code Section 22507 to regulate parking on public streets, including the establishment of preferential or permit parking programs; and

WHEREAS, certain residential areas within the City experience parking demand that exceeds available on-street supply due to spillover from adjacent commercial, industrial, institutional, and event-related activity; and

WHEREAS, a high density of vehicles per household in certain neighborhoods further contributes to parking constraints and limited availability; and

WHEREAS, these conditions reduce parking availability for residents and adversely affect neighborhood access, circulation, and livability; and

WHEREAS, the City desires to establish a Residential Parking Permit (RPP) Program to manage on-street parking demand and prioritize parking access for residents; and

WHEREAS, Chapter 10.38 of the Hawthorne Municipal Code currently governs preferential street parking and should be repealed and replaced with an updated and comprehensive Residential Parking Permit Program.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Amendment to Hawthorne Municipal Code. Chapter 10.38 (Preferential Street Parking) of Title 10 (Vehicles and Traffic) of the Hawthorne Municipal Code is hereby repealed in its entirety.

Title 10 (Vehicles and Traffic) of the Hawthorne Municipal Code is hereby amended to add Chapter 10.39 (Residential Parking Permit Program) to read as follows:

I. 10.39.010 Purpose and Intent

The purpose of this Chapter is to establish a Residential Parking Permit (RPP) Program to manage on-street parking within designated residential areas where parking demand exceeds available supply due to spillover from adjacent commercial, industrial, institutional, and event-related activity, as well as high vehicle ownership density within certain neighborhoods.

This Chapter is intended to preserve parking availability for residents, improve neighborhood access and circulation, and provide a flexible framework for managing parking demand.

II. 10.39.020 Definitions

For purposes of this Article the following definitions shall apply:

“Residential Parking Permit (RPP) District” means a geographic area designated by the City Council where residential parking regulations are applied, in the public right-of-way or on City-owned lots.

“Permit Vehicle” means a vehicle registered with the City and associated with a valid residential parking permit.

“Guest Vehicle” means a vehicle authorized under a temporary guest permit for parking within an RPP District.

“Parking Study” means an evaluation conducted by the City to assess parking occupancy and conditions.

“Household” means a residential unit, including single-family homes, multi-family dwelling units, and accessory dwelling units, each counted separately.

III. 10.39.030 Authority

This Chapter is adopted pursuant to California Vehicle Code Section 22507 and other applicable law.

IV. 10.39.040 Establishment of RPP Districts

A. The City Council may establish, modify, or remove RPP Districts by resolution.

B. The boundaries of each RPP District shall be identified in a map or maps maintained on file with the City Clerk.

C. The City Council may adopt initial RPP District boundaries based on the Citywide Parking Study.

D. RPP District boundaries may be based on neighborhood boundaries, land use patterns, census tracts, physical barriers, or other relevant factors.

V. 10.39.050 Initiation of Districts

A. Residents may request consideration of an RPP District by submitting an application to the City.

B. A minimum of five (5) residents from unique addresses within the proposed District is required to initiate review by the City. Review shall include verification of application completeness, validation of petition requirements, evaluation of parking conditions (which may include a Parking Study), and preparation of a recommendation to the City Council.

C. Applications shall describe parking conditions and justification for consideration.

VI. 10.39.060 Petition Requirements

A. A valid petition requires support from at least sixty-seven percent (67%) of households within the proposed District.

B. Petition circulation shall be completed within three (3) months of application receipt and notification by the City.

C. Each dwelling unit shall be entitled to one (1) signature.

D. The City shall provide an eligible address list and required signature threshold.

VII. 10.39.070 Parking Study

A. The City may, at its discretion, conduct a Parking Study to evaluate parking conditions within a proposed District.

B. Studies may include overnight occupancy surveys conducted between 12:00 a.m. and 6:00 a.m. If applicable, surveys shall be conducted on representative days, which may include at least one weekday and one weekend day, unless otherwise determined appropriate by the City.

C. A minimum seventy-five percent (75%) occupancy level may be used as a guideline for evaluating parking demand.

D. The Parking Study requirement may be waived by the City.

E. The Department of Public Works will conduct and oversee studies and provide recommendations to the City Council.

VIII. 10.39.080 Parking Regulations

A. The City Council may establish one or more of the following parking regulation types within an RPP District:

1. Residential Permit Parking Only (RPP Only)
2. Residential Permit Parking or Time-Limited Parking (RPP + 2-Hour Parking)

B. RPP restrictions shall apply only to residential block faces and shall not be applied to designated arterial streets or non-residential frontages unless explicitly approved by the City Council based on documented parking demand conditions.

C. The Department of Public Works shall provide recommendations regarding appropriate regulation types for each District to the City Council.

IX. 10.39.090 Approval Authority

A. The Director of Public Works may receive and review applications, conduct studies, and provide recommendations.

B. The City Council shall be the final authority to approve, modify, or deny any RPP District by resolution.

X. 10.39.100 Enforcement

A. Parking regulations established pursuant to this Chapter may be enforced by the City of Hawthorne Police Department, City personnel, or authorized contractors acting on behalf of the City.

B. As stated in Section 10.36.015 of this Code, the City, its officers, employees, or authorized contractors may issue parking citations. All citations shall be issued in compliance with Chapter 10.36 and applicable state law.

C. Contractors authorized to issue parking citations under this Chapter shall:

1. Act solely as agents of the City of Hawthorne;
2. Be subject to City oversight, training requirements, and performance standards established by the City; and

3. Comply with all applicable citation issuance, notice, appeal, and adjudication procedures set forth in Chapter 10.36 and California law.

D. The City may utilize automated, electronic, or other enforcement technologies, including license plate recognition systems, to support enforcement of this Chapter.

XI. 10.39.110 Permit Fee Structure

A. All residential parking permits and guest permits shall be virtual permits and shall be issued and enforced through a license plate recognition system or other electronic enforcement method approved by the City.

B. The City Council may, by resolution, modify permit fees, establish additional permit categories, or adjust pricing structures as necessary to reflect program costs, parking demand conditions, enforcement needs, or policy objectives.

C. Permit fees established pursuant to this Section shall be directed toward maintenance of transportation systems, improvement of parking infrastructure, enforcement costs, and other related City initiatives.

D. The City Council shall establish, by resolution or administrative policy, eligibility criteria for income-qualified households.

E. Fees established by resolution shall also be incorporated into and maintained within the City's Master Fee Schedule.

XII. 10.39.115 Implementation

A. Enforcement of any Residential Parking Permit District established pursuant to this Chapter shall commence no earlier than thirty (30) days following City Council approval of district activation.

B. During this thirty (30) day period, the City may install signage, distribute permits, and conduct public education regarding the program.

XIII. 10.39.120 Signage

A. The City shall install and maintain appropriate regulatory signage within RPP Districts.

B. Signage shall be designed and implemented in accordance with City standards.

XIV. 10.39.130 Modification and Removal of Districts

- A. RPP Districts may be modified by City Council action.
- B. A District may be removed upon petition supported by sixty-seven percent (67%) of households.
- C. No District shall be eligible for removal until three (3) years after activation.
- D. The City may periodically review RPP Districts to evaluate effectiveness, parking conditions, and continued need. Such review may occur at intervals determined by the City Council and may include consideration of modification, continuation, or removal of the District

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 4. City Clerk. The City Clerk shall attest to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner required by law.

SECTION 5. Effective Date. This Ordinance shall take effect thirty (30) days after passage thereof.

SECTION 6. Publication. The City Clerk is directed to forward a copy of this ordinance to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824, for incorporation into the Hawthorne Municipal Code.

PASSED, APPROVED AND ADOPTED this 8th day of September, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 18.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

ORDINANCE NO.2269 (FIRST READING) - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE ESTABLISHING AN EMPLOYER PARKING PERMIT PROGRAM.

RECOMMENDED MOTION:

Staff recommends that the City Council Introduce Ordinance 2269 on July 14, 2026, and adopt Ordinance 2269 on September 8, 2026.

DISCUSSION:

The proposed Employer Parking Permit Program is intended to improve management of limited public parking resources while supporting economic activity within Hawthorne's commercial and industrial districts.

Unlike traditional residential permit parking programs, the Employer Parking Permit Program allows the City to allocate designated parking spaces to eligible employers through annual license agreements. Permits may be issued as virtual permits, hangtag permits, or both, allowing flexibility in administration and enforcement.

Each participating employer must demonstrate that existing off-street parking is insufficient to accommodate employee demand. Permit allocations are limited to a percentage of verified employee staffing levels to ensure that public parking remains available for customers and visitors while addressing legitimate employee parking needs.

The ordinance also authorizes the Director of Public Works to periodically monitor parking utilization and recommend adjustments to parking zones, permit caps, or operational hours through future City Council resolutions. This provides flexibility to respond to changing parking demands without requiring future amendments to the Municipal Code.

Program revenues are intended solely to recover the costs associated with parking management, including permit administration, parking enforcement, signage installation and maintenance, parking technology, and other transportation-related improvements.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The proposed Employer Parking Permit Program directly supports the City's Economic Development Strategic Plan by improving parking management in employment and commercial areas while enhancing access for businesses, employees, customers, and visitors.

FISCAL IMPACT:

None. The funds were allocated during the 12/09/2025 City Council meeting.

NOTICING PROCEDURE:

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

ATTACHMENTS

Ordinance 2269

ORDINANCE NO. 2269

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE ESTABLISHING AN EMPLOYER PARKING PERMIT PROGRAM.

WHEREAS, the City of Hawthorne is authorized pursuant to California Vehicle Code Section 22507 to regulate parking on public streets, including the establishment of permit parking programs; and

WHEREAS, the City has experienced significant employee parking demand in commercial and industrial areas; and

WHEREAS, the City desires to establish an Employer Parking Permit Program to manage limited on-street public parking resources.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HAWTHORNE
DOES ORDAIN AS FOLLOWS:**

SECTION 1. The City Council of the City of Hawthorne hereby incorporates by reference all the recitals herein.

SECTION 2. Amendment to Hawthorne Municipal Code. Title 10 (Vehicles and Traffic) of the Hawthorne Municipal Code is hereby amended to add Chapter 10.37 (Employer Parking Permit Program) to read as follows:

I. 10.37.010 Purpose and Intent

The purpose of this Chapter is to establish the Employer Parking Permit Program ("Program") to manage street and other public parking in areas where employee parking demand dominates curbside parking, reducing parking availability for the general public.

II. 10.39.020 Definitions

For purposes of this Article the following definitions shall apply:

“Block-Specific Designation” means the assignment of one or more designated on-street parking spaces to a specific employer, limited to blocks in closest proximity to the employer's place of business, as established by City Council resolution.

“Employer” means a private entity operating a place of business within or adjacent to an Employer Parking Permit Zone that employs a minimum number of persons as established by City Council resolution for the applicable parking zone.

“Employer Permit” means a City-issued parking permit authorizing an employer to designate on-street parking spaces for the exclusive use of eligible vehicles, subject to the terms of a license agreement and the provisions of this chapter.

“Eligible Vehicle” means an operable, street-legal motor vehicle used by an employee for transportation to or from the employer's place of business. The term does not include vehicles used primarily for equipment or materials storage, trailers, inoperable vehicles, or oversized commercial trucks, unless expressly authorized by the City in the applicable license agreement or City Council resolution.

“Employer Parking Permit Zone” means a geographic area of public on-street parking in which Employer Parking Permits are authorized and enforceable, as established by City Council resolution. Also referred to as "parking zone."

“Full-Time Equivalent (FTE)” means the total number of full-time equivalent employees of an employer, calculated in accordance with applicable state and local standards and the employer's most recent payroll records submitted to the City.

“Hangtag Permit” means a physical, transferable permit issued by the City to an employer that may be redistributed among the employer's employees and displayed in a participating vehicle.

“License Agreement” means a written agreement between the City and an eligible employer executed as a condition of Employer Parking Permit issuance, establishing the terms of the employer's use of designated on-street parking spaces.

“Mobile Payment Application” means a City-approved app or online portal for payment of parking fees and permits.

“Proportional Permit Cap” means the maximum number of Employer Parking Permits that may be issued to a single employer, not to exceed sixty percent (60%) of the employer's verified FTE staff count.

“Virtual Permit” means a digital permit issued to an employee by their employer that is associated with one or more vehicle license plate numbers and verified electronically by City enforcement personnel.

III. 10.39.030 Authority

- A. This Chapter is adopted pursuant to the authority granted under California Vehicle Code §22507.2 and Hawthorne Municipal Code Title 10 (Vehicles and Traffic).
- B. The Director of Public Works, or designee or authorized contractor, shall be responsible for the implementation of designated Employer Parking Permit Zones, including installation and maintenance of all related signage and payment equipment.

- C. As stated in Section §10.36.015 of the Hawthorne Municipal Code, the City, its officers, or authorized contractors may issue parking citations. Citations must be issued in compliance with the referenced section.

IV. 10.39.040 Designated Employer Special Permit Parking Zones

- A. The City Council, after recommendation by the Director of Public Works, is authorized to establish, modify, or remove Employer Parking Permit Zones by resolution. Each resolution shall identify the specific street segments, block faces, the enforcement hours and days, license agreement (if applicable) and parking spaces included in the parking zone, and shall specify employer(s) authorized to use designated spaces within each area.
- B. The Director of Public Works or designated contractor shall install and maintain regulatory signage at each designated on-street parking space within a parking zone, indicating the permit requirement, permitted hours, and any applicable restrictions. Signage shall conform to the requirements of the California Manual on Uniform Traffic Control Devices (CA MUTCD).
- C. When signs or markings are in place indicating an Employer Special Permit Parking Zone, no person shall park in a designated space at any time without displaying a valid Employer Special Permit (Hangtag or Virtual) issued for that Zone.
- D. Block-Specific Designations shall be limited to blocks in closest proximity to the employer's place of business. Employer Parking Permits shall not be valid on blocks outside the employer's designated area.
- E. A detailed map of designated Zones shall be maintained by the Department of Public Works and made available to the public.

V. 10.39.050 Eligibility and Permit Issuance

- A. Eligibility. To participate in the Program, an employer must satisfy all of the following:
 - 1. Operate a place of business within the City of Hawthorne on or adjacent to a designated Employer Parking Permit Zone;
 - 2. Employ a minimum number of employees as established by City Council resolution for the applicable Zone;
 - 3. Execute a license agreement with the City prior to issuance of any Employer Parking Permits; and
 - 4. Demonstrate, to the City's satisfaction, that on-street employee parking demand exists and cannot be reasonably accommodated by available off-street parking facilities.
- B. Issuance to Employer. Employer Parking Permits shall be issued by the City directly to the eligible employer, not to individual employees. The employer shall be responsible for internal distribution of permits among its workforce in a manner consistent with the

- license agreement. Permits may be used only for eligible vehicles and shall not be used to reserve or occupy designated spaces for equipment storage, materials storage, trailers, oversized commercial trucks, or other non-employee parking purposes.
- C. Permit Type. The City may issue Employer Parking Permits in the form of hangtag permits, virtual permits, or a combination thereof, as determined by the City Manager or designee in consultation with the employer and consistent with the City's available enforcement technology.
 - D. Proportional Permit Cap. The total number of Employer Parking Permits issued to any single employer shall not exceed sixty percent (60%) of that employer's verified FTE staff count. The City may adjust an employer's permit allocation upon verification of a change in FTE staffing levels, subject to available on-street supply within the applicable parking zone.
 - E. Transferability. Hangtag permits may be transferable among an employer's employees at the employer's discretion, subject to the total permit cap. Virtual permits may be reassigned by the employer to a different employee vehicle upon written notice to the City.
 - F. Parking Coordinator. As a condition of participation, each employer shall designate an internal parking coordinator responsible for permit distribution, employee compliance, and communication with the City.
 - G. Annual Renewal. Employer Parking Permits shall be subject to annual renewal, conditioned upon the employer's continued compliance with the license agreement, submission of updated FTE staffing records, and payment of applicable fees.

VI. 10.39.060 Permits and Exemptions

- A. The Department of Public Works and/or designated contractor is authorized to issue Employer Parking Permits to eligible employers within designated parking zones. Permit holders shall not be required to pay hourly or daily parking fees within their designated parking zone.
- B. The following vehicles shall be exempt from Employer Parking Permit requirements within designated parking zones:
 - 1. Vehicles displaying valid disabled person placards or plates;
 - 2. City-authorized service and emergency vehicles; and
 - 3. Vehicles registered for other valid City-issued parking permits applicable to the parking zone.
- C. Duration. Employer Parking Permits shall be valid for one (1) year from the date of issuance and may be renewed annually. Permits are non-transferable between employers and may only be used in the parking zone for which they are issued. A permit holder can assign to another one of their vehicles but not to another person's vehicle.

- D. An Employer Parking Permit does not exempt the holder from other applicable parking restrictions, including but not limited to street sweeping schedules, safety regulations, and any other posted restrictions in effect for the street segment.

VII. 10.39.070 Hours of Operation and Parking Restrictions

- A. Designated on-street parking spaces within Employer Parking Permit parking zones shall be restricted to valid permit holders 24 hours a day, 7 days a week, unless otherwise specified by City Council resolution. The applicable restriction schedule shall be posted on regulatory signage at each designated parking space.
- B. Designated parking spaces shall revert to general public use. All designated spaces are reserved exclusively for valid permit holders at all times, unless the City Council resolution establishing the Zone specifies otherwise.

VIII. 10.39.080 Fee Structure

- A. The establishment, modification, and administration of all fees, rates, charges, and monetary amounts associated with the Employer Parking Permit Program, including but not limited to Employer Parking Permits, permit issuance or administration fees, and any related charges, shall be set by resolution of the City Council and maintained in the City's Master Fee Schedule.
- B. The City Council may, by resolution, establish different fee levels based on parking zones, parking demand conditions, program costs, or other operational considerations.
- C. Fees collected under this Program are regulatory in nature and are intended to recover the costs of program administration, signage installation and maintenance, enforcement, monitoring, and related transportation and parking services.
- D. Payment Method. Employer Parking Permit fees may be paid via the City's parking permit portal or mobile parking payment application using credit/debit card, Apple Pay, or Google Pay, or via check made payable to the City of Hawthorne.

IX. 10.39.090 License Agreement

- A. As a condition of participation in the Program, each employer shall execute a license agreement with the City prior to the issuance of any Employer Parking Permits. The City Manager or designee is authorized to execute the license agreements on behalf of the City consistent with this chapter.
- B. The license agreement shall include, at a minimum, the following terms:
 - 1. The specific parking spaces and block designations covered by the agreement;
 - 2. The total number of Employer Parking Permit authorized, consistent with the Proportional Permit Cap;

3. The permitted hours of operation and the conditions under which spaces revert to public use;
4. The fee structure and payment schedule applicable to the employer's use of the designated spaces;
5. The term of the agreement and conditions for renewal or termination;
6. The employer's obligation to designate an internal parking coordinator; and
7. Reporting obligations, including the submission of permit participation and staffing data to the City no less than annually.
8. Enforcement procedures for managing the parking spaces.
9. Effective start and end date of the agreement.

X. 10.39.100 Revenue Use

All Employer Parking Permit fee revenues shall be directed toward program administration, signage installation and maintenance, enforcement costs, and other related City transportation and parking initiatives.

XI. 10.39.110 Operational Procedure

- A. At all times within a designated parking zone, only eligible vehicles displaying a valid Employer Parking Permit (hangtag or virtual) issued for that parking zone or qualifying for an exemption under Section 7 may occupy designated spaces.
- B. Hangtag permits shall be displayed face-up and visible from the exterior of the vehicle. Virtual permits shall be verified through the City's license plate recognition system or other approved electronic enforcement method.
- C. No operator of any vehicle shall permit such vehicle to remain parked in a designated Employer Parking Permit space at any time without a valid permit displayed or registered, or after the applicable permitted hours have expired.

XII. 10.39.120 Monitoring and Adjustment

- A. The City shall conduct periodic monitoring of parking utilization within Employer Parking Permit parking zones, at minimum annually, to assess the adequacy of permit caps, block designations, hours of operation, and impacts on public curb access for area residents and merchants.
- B. Based on monitoring findings, the Director of Public Works may recommend to the City Council adjustments to permit caps, block designations, or hours of operation. Such adjustments may be implemented by City Council resolution without requiring amendment to this chapter.

C. The City reserves the right to suspend or revoke an employer's participation in the Program upon a finding that:

1. The Program adversely affects the parking needs of area residents or merchants;
2. The employer has failed to comply with the terms of the License Agreement or the provisions of this chapter; or
3. The parking zone is no longer warranted by existing conditions.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

SECTION 4. City Clerk. The City Clerk shall attest to the adoption of this Ordinance and shall cause this Ordinance to be posted in the manner required by law.

SECTION 5. Effective Date. This Ordinance shall take effect thirty (30) days after passage thereof.

SECTION 6. Publication. The City Clerk is directed to forward a copy of this ordinance to General Code, LLC, 781 Elmgrove Road, Rochester, NY 14824, for incorporation into the Hawthorne Municipal Code.

PASSED, APPROVED AND ADOPTED this 8th day of September, 2026.

ALEX VARGAS, Mayor
City of Hawthorne, California

ATTEST:

DAYNA WILLIAMS-HUNTER, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

DAVID CACERES, City Attorney
City of Hawthorne, California



AGENDA ITEM NO. 19.

CITY OF HAWTHORNE City Council AGENDA BILL

For the meeting of 07/14/2026
Originating Department: Housing

City Manager: **Department Head:**

SUBJECT:

Public Hearing to Consider Establishment of Additional Long-Term Affordability Covenants on City-Owned Rental Properties Rehabilitated with HOME Investment Partnerships Program Funds.

RECOMMENDED MOTION:

The staff advises that the City Council:

1. Conduct a public hearing to receive comments regarding the proposed establishment of a 55-year affordability covenant on the three City-owned, residential rental properties rehabilitated with federal HOME Investment Partnerships (HOME) program funds.
2. Following the public hearing, determine whether the establishment of a separate 55-year affordability covenant on the properties, in addition to the 15-year affordability period required under the HOME program, should be an objective of the City for these properties.
3. If the City Council elects to proceed, direct staff to prepare a 55-year affordability covenant for the properties, in a form approved by the City Attorney, and authorize the City Manager, or designee, to execute and cause the covenant to be recorded against the properties and to take all actions necessary to implement it.

DISCUSSION:

The City of Hawthorne (City) owns several scattered-site residential rental properties that were rehabilitated using federal HOME funds. The HOME Program provides funding to support decent, safe, and affordable housing for income-eligible households. Because HOME funds were invested in the rehabilitation of these rental properties, the properties are subject to a federal HOME affordability period of 15 years in accordance with HOME regulations at 24 CFR Part 92. This item presented for the City Council's consideration is whether to establish a 55-year affordability covenant, in addition to the affordability period already required under the HOME program.

Property Address	APN
11537 Gale Avenue	4044-001-013
11605 Gale Avenue	4044-002-026
12529 Truro Avenue	4041-009-072

The City is considering whether to establish a separate, City-imposed affordability covenant that would require the units to remain affordable to income-eligible households for a total term of 55 years. Under the approach being considered, the federal HOME requirements would apply only during the 15-year HOME affordability period. The proposed 55-year covenant would be a distinct affordability restriction imposed by the City under its own authority and applicable California law, and would continue for the full 55-year term independent of the HOME requirements. During the first 15 years, when both sets of restrictions are in effect, the more restrictive requirements would govern. Structuring the proposed covenant as a separate, standalone recorded instrument keeps the federal and local obligations clearly distinct and avoids any implication that the federal HOME requirements extend beyond 15 years.

Establishing the proposed covenant would preserve the long-term affordability of City-owned rental housing, ensure that the public investment in these properties continues to benefit income-eligible households, and create a clear recorded restriction governing the ongoing affordable use of the properties. The covenant would also provide notice to future City staff, tenants, auditors, and other interested parties that the properties are intended to remain available as affordable rental housing beyond the federal HOME affordability period.

The purpose of the public hearing is to provide residents and interested parties with an opportunity to present oral comments or questions regarding whether the City should establish the proposed 55-year affordability covenant. Following the public hearing and consideration of any public comments received, the City Council may direct staff to proceed with the covenant, decline to proceed, or provide alternative direction.

Approval of the recommended action would not authorize construction, physical improvements, displacement, acquisition, or the commitment of additional federal funds. The action is limited to conducting the public hearing and providing direction regarding the establishment and recording of long-term affordability covenants. Accordingly, no environmental review under the National Environmental Policy Act (NEPA) or the California Environmental Quality Act (CEQA) is required at this time. City staff will complete any required environmental review before undertaking any future physical activity or commitment of funds associated with the properties.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None.

FISCAL IMPACT:

There is no anticipated impact to the City's General Fund. The proposed action does not appropriate new funds or commit the City to additional HOME-funded rehabilitation or development activity. Any administrative, legal review, and recording costs associated with preparation and recordation of the affordability covenant(s) are expected to be nominal and absorbed within the Housing Department's existing budget or applicable program administration resources.

NOTICING PROCEDURE:

A Notice of Public Hearing was published in the Hawthorne Press Tribune on June 25, 2026. The notice announced that the City Council would conduct a public hearing on July 14, 2026, at 6:00 p.m. in the City Hall Council Chambers to receive oral comments or questions related to the proposed establishment of long-term affordability covenants on the identified City-owned rental properties. The notice also provided instructions for submitting written comments before the hearing, identified the City contact for further information, and included accessibility and language access information.

ATTACHMENTS

Draft -RA - 2026 HOME Regulatory Agreement

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

City of Hawthorne
Housing Department
4455 W. 126th Street
Hawthorne, CA 90250
Attn: Director of Housing Department

(Space Above For Recorder's Use)

This Statement of Facts is recorded at the request and for the benefit of the City of Hawthorne and is exempt from the payment of a recording fee pursuant to Government Code Section 27383.

STATEMENT OF FACTS
(City HOME Funds)

This STATEMENT OF FACTS ("**Statement**") is entered into as of this _____ day of _____, 2026, by the City of Hawthorne, a California municipal corporation ("**City**"), in regard to the scattered site rental units owned and managed by the City, as more particularly described herein.

R E C I T A L S

A. City is a Participating Jurisdiction ("**PJ**") and has entered into an agreement with the United States Department of Housing and Urban Development ("**HUD**") to carry out the HOME Investment Partnerships Program ("**HOME Program**" or "**HOME**") authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended (42 U.S.C. § 12741, *et seq.*), and the implementing regulations (24 CFR Part 92).

B. Pursuant to the HOME Program, the City receives funds from HUD ("**HOME Funds**") to expand the supply of decent, safe, sanitary, and affordable housing for very low-income and low-income families.

C. City is the owner of certain real property located in the City of Hawthorne, County of Los Angeles, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference ("**Property**").

D. City invested Four Million Three Hundred Twenty Five Thousand Nine Hundred Twenty Five Dollars and Fifty Four Cents (\$4,325,925.54) in HOME Funds to finance the rehabilitation of the residential rental units on the Property ("**HOME Units**"). The HOME Funds were invested by the City as an eligible HOME Program expenditure in its capacity as a PJ and owner of the Property.

E. City desires to acknowledge and accept the HOME Program requirements by recording certain restrictions on the use and operation of the Property, including the imposition of affordability covenants requiring that the HOME Units be rented to income eligible households at affordable rents.

F. It is the intent of the City that the Property shall be subject to this Statement and that the terms hereof shall be binding on the City and its successors in interest in the Property for so long as this Statement shall remain in effect.

STATEMENT

Based upon the foregoing Recitals, which are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City agrees as follows:

1. Definitions.

The following terms shall have the meanings ascribed to them in this Statement, unless expressly provided to the contrary:

"Affordability Period" shall mean the period commencing on the Construction Completion Date and continuing until the date that is fifteen (15) years following the Construction Completion Date, during which the affordability and occupancy restrictions set forth in this Statement shall remain in full force and effect.

"Capital Needs Assessment" or "CNA" shall mean the schedule of estimated capital repair and replacement needs of the HOME Units during the Affordability Period, as prepared or updated as described in Section 13.4.

"City" shall mean the City of Hawthorne, a municipal corporation organized under the laws of the State of California, having its principal offices at 4455 W. 126th Street, Hawthorne, CA 90250.

"City Personnel" or "City Staff" shall mean any employee, volunteer, contractor, subcontractor, agent of City, or any other person acting under City's supervision and direction in connection with the management, maintenance, or operation of the Property.

"Construction Completion Date" shall mean the date on which all required rehabilitation work on the HOME Units has been completed and the last HOME Unit has been made available for occupancy.

"Contract Officer" shall mean the Director of the City's Housing Department, or such other City Personnel as may be designated by the City Manager to administer this Property.

"Eligible Tenant" shall mean a tenant of a HOME Unit whose household income, as of the commencement date of their occupancy, does not exceed the applicable income limit and who satisfies all other eligibility requirements applicable to such unit pursuant to this Statement and the HOME Requirements.

"GAAP" shall mean generally accepted accounting principles as promulgated by the Government Accounting Standards Board and the Financial Accounting Standards Board.

"HOME Affordable Rent" shall mean, for each HOME Unit, the maximum allowable gross rent (including utilities) that does not exceed the rent limits set forth in the HOME Requirements including 24 CFR 92.252, and as further described in Section 6.6 of this Statement. HOME Affordable Rent limits are published annually by HUD and shall be updated accordingly.

"HOME Funds" shall mean the funds allocated to City by HUD under the HOME Investment Partnerships Program authorized by Title II of the Cranston-Gonzales National Affordable Housing Act, as amended.

"HOME Requirements" shall collectively refer to the requirements of the HOME Investment Partnerships Act at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended (42 U.S.C. § 12741, *et seq.*), the implementing regulations (24 CFR Part 92), applicable HUD notices and guidance, and the legal requirements summarized in Exhibit "B" attached hereto.

"HOME Unit" or **"HOME Units"** shall mean the residential rental unit(s) on the Property that were rehabilitated using HOME Funds and that are subject to the affordability and occupancy restrictions set forth in this Statement.

"HUD" shall mean the United States Department of Housing and Urban Development.

"LACDA" shall mean the Los Angeles County Development Authority, or any successor public housing authority responsible for publishing utility allowance schedules applicable to the Property.

"Median Income" shall mean the Area Median Income (AMI) for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area, as periodically published by the HUD pursuant to the HOME Requirements, or successor regulation.

"Net Operating Income" or **"NOI"** shall mean Operating Revenue less Operating Expenses for the applicable Operating Year.

"Operating Expenses" shall mean the reasonable and necessary costs of operating and maintaining the Property and HOME Units during an Operating Year, including but not limited to utilities not paid by tenants, insurance, routine repairs and maintenance, property management fees, property taxes (if applicable), and other customary operating costs, as determined by City consistent with GAAP. Operating Expenses do not include deposits to the reserves established under this Statement, expenditures funded from the reserve, or debt service.

"Operating Revenue" shall mean all gross rental income and other income actually received by City from the operation of the HOME Units during an Operating Year.

"Operating Year" shall mean each twelve-month period from July 1 through June 30 during the Affordability Period.

"Property" shall mean those certain real properties located in the City of Hawthorne, more particularly described in the legal description attached hereto as Exhibit "A" attached hereto and incorporated herein by this reference, including the HOME Units situated thereon.

"Property Manager" shall have the meaning ascribed in Section 11.1 of this Statement.

"Statement" shall mean this Statement of Facts and declaration of covenants and restrictions by the City.

2. Description of the Project.

City owns and manages scattered site residential rental units within the City of Hawthorne. City utilized HOME Funds to finance the rehabilitation of the HOME Units identified in Exhibit "A". Additional scattered site rental units rehabilitated with HOME Funds in the future may be added to this Statement by recorded addendum, subject to City's compliance with all applicable HOME Requirements at the time of such addition.

3. Term.

The covenants, conditions, and restrictions set forth in this Statement shall commence on the Construction Completion Date and shall remain in effect until the date that is fifteen (15) years following the Construction Completion Date ("**Affordability Period**"). This Statement establishes a single, unified affordability period and does not extend any pre-existing affordability covenant by an additional term. Where another affordability or regulatory agreement is recorded against any portion of the Property, City shall comply with the most restrictive terms of all applicable agreements throughout the applicable affordability periods.

4. General Covenants.

4.1 General Use.

City shall use, operate, and maintain the Property as scattered site affordable residential rental housing in accordance with the HOME Requirements and the provisions of this Statement. The HOME Units shall be maintained as affordable rental housing for Eligible Tenants throughout the Affordability Period.

4.2 Tenants of HOME Units.

To the extent permitted by applicable law, City shall include in each lease agreement with the persons residing in the HOME Units a provision stating that the occurrence of any illegal activity by the tenant, or by tenant's guests, at the Property shall be grounds for immediate termination of the tenant's right to reside within the HOME Unit.

4.3 Monitoring.

City shall take reasonable measures to monitor and evaluate its performance under this Statement to determine compliance with the HOME Requirements. City shall make available all information, documents, and records reasonably requested by any authorized monitoring entity, including HUD and its representatives, and shall provide such entities with the reasonable right of access to the Property and the HOME Units during normal business hours for the purpose of assuring compliance with this Statement and evaluating City's performance hereunder.

4.4 Compliance with Laws and HOME Requirements.

City shall carry out the rehabilitation and operation of the Property in conformity with all applicable federal, state, and local laws, regulations, and rules, including without limitation the HOME Requirements and the legal requirements set forth in Exhibit "B" attached hereto. In the case of any conflict between the HOME Requirements and this Statement, the HOME Requirements shall control, provided that in order to be in compliance with this Statement and the HOME Requirements, City shall, to the extent practicable, comply with the most restrictive applicable provisions. Each and every

provision required by applicable law to be included in this Statement shall be deemed to be included, and this Statement shall be read and enforced as though all such provisions were included herein.

4.5 Program Income.

City shall identify, track, and report all program income generated by activities carried out with HOME Funds. Program income is the gross income from the use or rental of real property acquired, rehabilitated, or constructed with HOME Funds, less the costs incidental to the generation of that income. The Property was only partially assisted with HOME Funds. Accordingly, program income is pro-rated to reflect the percentage of HOME Funds invested in the project. For each Operating Year, program income is determined by subtracting from Operating Revenue the costs incidental to the generation of that income, which include the allowable Operating Expenses of the HOME Units and the required deposits to the Operating Reserve and the Capital Replacement Reserve made in accordance with Section 13. The amount remaining after those deductions, multiplied by the percentage of HOME Funds invested in the project, is the HOME program income for that Operating Year. To the extent program income is generated, City shall report it to HUD and retain and use it for eligible HOME activities in accordance with the HOME Requirements.

4.6 Relocation.

City shall have the sole and exclusive responsibility for providing relocation assistance and paying all relocation costs required to comply with all applicable federal and state laws, rules, and regulations, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and 49 CFR Part 24, to the extent applicable.

5. Records and Reports

5.1 Records to be Maintained.

City shall keep and maintain complete and accurate financial and programmatic records providing a full description of the activities undertaken pursuant to this Statement, demonstrating that such activities meet the HOME Requirements, demonstrating the income eligibility of all HOME Unit tenants, and such other records as may be reasonably required to evaluate compliance with the HOME Requirements. Books and records pertaining to the Property shall be kept and prepared in accordance with GAAP.

5.2 Retention.

The books and records required to be maintained by City shall be retained for a period of five (5) years following the end of the Affordability Period, provided, however, that if any litigation, audit, negotiation, or other action involving such records is commenced prior to the expiration of the five (5) year retention period, City shall retain the books and records until completion of the action and resolution of all issues arising therefrom.

5.3 Location of Records.

The books and records required to be maintained by City shall be kept at the City of

5.4 Access to Records.

HUD and any of their representatives shall have full and free access to and the right to examine, inspect, and audit all books and records of City pertaining to this Statement during normal business hours upon forty-eight (48) hours prior written notice to City.

6. Affordability Covenants.

City hereby covenants and agrees that the Property shall be managed and operated in accordance with the provisions set forth in this Section 6 throughout the Affordability Period.

6.1 General.

City shall devote the HOME Units to use as affordable residential rental housing, with each HOME Unit to be rented to and occupied by, or held available for occupancy by, Eligible Tenants at HOME Affordable Rents. City shall not permit any HOME Unit to be utilized on a transient basis, or as a hotel, motel, dormitory, fraternity house, sorority house, rooming house, nursing home, hospital, sanitarium, trailer court or park, day care facility, or for non-residential purposes.

6.2 Occupancy by Eligible Tenants.

The lease for each HOME Unit shall provide that such unit is to be used as the principal residence of the Eligible Tenant and for no other purpose. The lease shall further provide that an eligible Tenant shall not sublease or assign the HOME Unit or the right of occupancy. City shall ensure that the HOME Units remain continuously occupied by Eligible Tenants throughout the Affordability Period.

6.3 Occupancy Limits.

The maximum number of persons permitted to occupy each HOME Unit shall not exceed HUD's occupancy standards, which as of the date of this Statement is two (2) persons per bedroom, plus one (1) additional person per unit (e.g., for a two (2) bedroom unit the maximum number of persons residing in the unit can be five (5) persons). The minimum household size to lease a HOME Unit shall be one (1) person per bedroom. The lease for each HOME Unit shall include a provision limiting occupancy in accordance with this Section, and City shall enforce such occupancy restrictions.

6.4 Determination of Eligible Tenant Status.

Immediately prior to an Eligible Tenant's occupancy of a HOME Unit, City shall obtain a completed Income Determination, in a form approved by the Contract Officer, from each Eligible Tenant, dated immediately prior to the date of initial occupancy. City shall use good faith efforts to verify the accuracy of income information provided by each applicant by taking the following steps:

- (a)** Obtaining at least two (2) months of source documents evidencing annual income (e.g., wage statement or paystub);
- (b)** Obtaining written verification of income and employment from the applicant's

current employer;

- (c) Obtaining an income verification form from the Social Security Administration California Department of Social Services, and/or California Employment Development Department, as applicable, if the applicant receives assistance from any such agencies;
- (d) If an applicant is unemployed or did not file a tax return for the previous calendar year, obtaining other evidence of the applicant's total income received during the calendar year from any source, taxable or nontaxable; and
- (e) Such other information as may be requested by the City to verify an applicant's income.

City shall maintain in its records each Income Determination and all supporting documentation in its records for a minimum period of five (5) years.

6.5 Recertification.

Each year during the Affordability Period, within sixty (60) days prior to the anniversary of each Eligible Tenant's initial occupancy date (or, at City's election, within sixty (60) days prior to a uniform annual date such as January 1), City shall recertify the annual income of each Eligible Tenant in accordance with the income examination method selected by City under 24 CFR 92.203(b)(1) and documented in City's written policies and procedures. If recertification demonstrates that an Eligible Tenant's annual income has increased but remains at or below the applicable income limit for a low-income family, the household continues to qualify as an Eligible Tenant. Where the affected HOME Unit was occupied by a very low-income household for purposes of the Low HOME Rent requirement under Section 6.6 and 24 CFR 92.252, and the household's income has increased above fifty percent (50%) of Median Income, City shall take the actions necessary to maintain the required proportion of very low-income households, including by renting the next available HOME Unit to a very low-income household, and shall adjust the rent for the affected HOME Unit to the applicable HOME Affordable Rent. If recertification demonstrates that a household's annual income exceeds the maximum income permitted for a low-income family (an over-income household), the HOME Unit shall continue to qualify as affordable housing in accordance with 24 CFR 92.252(h), provided that City takes actions satisfactory to HUD to fill vacancies in accordance with this Statement and the HOME Requirements until the noncompliance is corrected. Continued occupancy and the rent payable by an over-income household shall be governed by Section 7.2 of this Statement, under which the household shall pay a rent amount equal to the lesser of (a) the amount payable by the tenant under State or local law, or (b) thirty percent (30%) of the household's adjusted income, except that a HOME Unit receiving Federal or State project-based rental subsidy shall be governed by the rent rules of that subsidy program. City shall retain all recertification documentation for a minimum of five (5) years.

6.6 HOME Affordable Rent.

The gross rent (including utilities) charged for each HOME Unit shall not exceed the HOME Affordable Rent applicable to that unit type under 24 CFR 92.252, as described below:

- (a) **High HOME Rent Limitation.** The HOME Requirements establish maximum gross rent limits (High HOME Rents) at the lesser of: (i) the fair market rent for existing housing for comparable units in the area, as established by HUD under 24 CFR 888.111; or (ii) a rent that does not exceed thirty percent (30%) of the adjusted income of a household whose annual income is at or below sixty-five percent (65%) of the Median Income. HUD publishes HOME rent limits annually, incorporating average occupancy and adjusted income assumptions
- (b) **Low HOME Rent Limitation.** For HOME Units occupied by Eligible Tenants whose household income does not exceed fifty percent (50%) of the Median Income, the rent shall not exceed the lesser of: (i) the rent calculated under subparagraph (a) above; or (ii) thirty percent (30%) of the annual income of a household. If the HOME Unit receives a federal or state project-based rental subsidy and the Eligible Tenant pays as a contribution toward rent not more than thirty percent (30%) of the household's adjusted income, then the maximum gross rent (tenant contribution plus subsidy) is the rent allowable under the applicable project-based subsidy program.
- (c) **Utility Allowance.** In lieu of the HUD Utility Schedule Model, City shall utilize the Utility Allowance Schedule published by the Los Angeles County Development Authority (LACDA), which constitutes a permissible alternative pursuant to 24 CFR 92.252(b). City shall maintain the current LACDA Utility Allowance Schedule on file and shall update it upon each annual LACDA publication. City shall document the utility allowance applied in each tenant file. Where an Eligible Tenant is responsible for paying utilities, the tenant's gross rent shall not exceed the applicable HOME rent limit minus the applicable LACDA monthly utility allowance.
- (d) **Prohibition on Excess Rent.** It shall constitute a default under this Statement for City to charge or accept rent amounts in excess of the applicable HOME Affordable Rent for any HOME Unit.
- (e) **Annual Rent Schedule.** Prior to initial occupancy of the HOME Units, and thereafter upon each annual HUD publication of revised HOME rent limits, City shall prepare and maintain a current Rent Schedule identifying the applicable High HOME Rent and Low HOME Rent limits by bedroom size for the Los Angeles–Long Beach–Glendale HUD Metro FMR Area. City shall review the Rent Schedule annually and ensure that all rents charged comply with the then-current limits.
- (f) **Federal and State-Based Subsidy Coordination.** For any HOME Unit that receives federal or state-based rental subsidy (including Housing Choice Voucher), the maximum gross rent (tenant contribution plus subsidy) shall not exceed the applicable HOME rent limit established under subparagraph (a) above. At initial lease up, the tenant's portion of gross rent shall not exceed thirty percent (30%) of the household's monthly adjusted income, consistent with applicable federal housing assistance requirements. City shall monitor tenant rent burdens at each annual recertification and document compliance with applicable rent and income limitations. For any HOME Unit that receives federal or state-based rental subsidy (including a Housing Choice Voucher), the maximum gross rent (i.e., tenant contribution plus rental subsidy) shall not exceed the rent allowable under the federal or state-based rental subsidy program.

6.7 Leasing of HOME Units.

The HOME Units shall be available for rent on a continuous basis. City shall not give preference to any particular class or group in renting HOME Units, except to the extent that the HOME Units are required to be rented to Eligible Tenants in accordance with this Statement and the HOME Requirements. City shall affirmatively market the HOME Units in accordance with its Affirmative Fair Housing Marketing Plan (AFHMP) required under Section 6.9 below. Following the initial lease-up of the HOME Units, City shall maintain a waiting list of persons interested in renting a HOME Unit. When a HOME Unit becomes available for rent, City shall offer such unit to the first eligible person on the waiting list who qualifies as an Eligible Tenant. City shall use commercially reasonable efforts to lease HOME Units that become available as quickly as possible to minimize vacancy periods.

6.8 Rental Agreement.

The form of the lease agreement between City and each Eligible Tenant shall comply with Section 7.3 of this Statement.

6.9 Affirmative Fair Housing Marketing Plan.

Prior to the initial occupancy (or, for units with existing tenants, the first re-occupancy following rehabilitation completion) of any HOME Unit by an Eligible Tenant, City shall prepare and implement an Affirmative Fair Housing Marketing Plan (AFHMP). The AFHMP shall include outreach activities specifically designed to attract persons least likely to apply for housing without special outreach, including persons protected under the Fair Housing Act. The AFHMP shall be reviewed and updated at least every five (5) years throughout the Affordability Period and shall be maintained in City's program records. City shall document all marketing activities and make such records available for HUD review and monitoring.

7. HOME Requirements.

The covenants set forth in this Section 7 shall be applicable during the Affordability Period and shall apply notwithstanding any other provision herein to the contrary.

7.1 Compliance with HOME Requirements.

City shall operate the HOME Units in accordance with, and shall comply with, all applicable HOME Requirements. City shall submit to HUD and other appropriate entities any and all reports required by the HOME Requirements. In the case of any conflict between the HOME Requirements and this Statement, the HOME Requirements shall control; provided, however, that City shall, to the extent possible, comply with the most restrictive provisions in this Statement and the applicable HOME Requirements.

7.2 Over-Income Tenants.

In accordance with 24 CFR 92.252(h), in the event that a recertification demonstrates that a household's income exceeds the maximum income allowed for Eligible Tenant status, such household will no longer qualify as an Eligible Tenant. Such household will be required to pay a rent amount equal to the lesser of: (a) the amount payable by the

tenant under State or local law; or (b) thirty percent (30%) of the household's adjusted income, except that if the HOME Unit receives a federal or state-based rental subsidy, the tenant must pay rent governed by such federal or state-based rental subsidy program.

7.3 Lease Requirements.

The form of the lease between City and each Eligible Tenant shall comply with 24 CFR 92.253 and shall be approved by the Contract Officer prior to the rental or leasing of any HOME Unit. Once approved, no material changes shall be made to the form of the lease without the Contract Officer's prior written approval. The lease may not contain any of the following provisions:

- (a) An agreement by the tenant to be sued, to admit guilt, or to a judgment in favor of City in a lawsuit brought in connection with the lease;
- (b) An agreement by the tenant that City may seize or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties (this provision does not apply to disposition of personal property of a tenant who has vacated the unit);
- (c) An agreement by the tenant not to hold City or City's agents legally responsible for any action or failure to act, whether intentional or negligent;
- (d) An agreement of the tenant that City may institute a lawsuit without notice to the tenant;
- (e) An agreement by the tenant that City may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties;
- (f) An agreement by the tenant to waive any right to a trial by jury;
- (g) An agreement by the tenant to waive the tenant's right to appeal or to otherwise challenge in court a court decision in connection with the lease; and
- (h) An agreement by the tenant to pay attorneys' fees or other legal costs even if the tenant wins in a court proceeding by City against the tenant (the tenant may, however, be obligated to pay costs if the tenant loses).

Each lease agreement with an Eligible Tenant shall obligate the Eligible Tenant to comply with the applicable provisions of this Statement and include a provision that City has relied on the income information provided by the Eligible Tenant in determining eligibility, and that any material misstatement in such certification (whether or not intentional) shall be cause for immediate termination of such lease agreement. In addition, each lease agreement shall include a provision that failure to cooperate with the annual recertification process shall be cause for immediate termination of such lease agreement.

7.4 Monitoring.

City shall monitor and evaluate its performance under this Statement to determine compliance with the HOME Requirements. City shall maintain all records, data, and documentation necessary to facilitate such monitoring. HUD and City representatives shall have access to the Property and HOME Units during normal business hours for the purpose of assuring compliance with this Statement and evaluating City's performance hereunder.

7.5 Records to be Maintained.

City shall keep and maintain records providing a full description of the activities undertaken pursuant to this Statement, demonstrating compliance with the HOME Requirements, and enabling City to satisfy its recordkeeping and reporting obligations to HUD. The books and records shall be kept at a location in Los Angeles County, California. HUD and City Representatives shall have full and free access to, and the right to examine, inspect, and audit, all books and records of City pertaining to this Statement at all times during normal business hours upon forty-eight (48) hours prior written notice to City.

7.6 Audits.

City shall perform all audits of its books and records required by HUD or the HOME Requirements and shall comply with all audit and review requirements imposed in connection with this Statement. Any such audits shall be conducted at City's sole cost and expense and shall be performed timely.

8. Operation of Property.

8.1 Standard of Performance.

City shall operate the Property and perform, or cause to be performed, all Property activities in a competent, professional, and first-class manner, in accordance with this Statement and all applicable laws, including the HOME Requirements. City shall ensure that all City Staff engaged in Property activities are fully qualified and authorized under applicable law. City shall secure any and all licenses, permits, and approvals required by law for the performance of the Property activities and shall be responsible for all cost related to the Property.

8.2 Personnel Standards.

If any City Staff engage in any of the conduct described in Section 8.4 below, or knowingly allow such conduct to occur at the Property, or knowingly allow illegal activity to occur at the Property, City shall have the authority and obligation to replace such City Staff.

8.3 Drug Free Environment.

City shall use commercially reasonable efforts to maintain a drug-free environment on the Property. City covenants that it shall use commercially reasonable efforts to ensure that City Staff working on the Property shall not unlawfully manufacture, distribute, dispense, possess, or use controlled substances, as defined in 21 U.S.C. § 812 and California Health and Safety Code Section 11007 (or successor statutes), on the

Property.

8.4 Corrective and Remedial Actions – Personnel.

If City Staff: (a) engage in any act injuring, abusing, mistreating, or endangering any other City Staff or any tenant of the Property; (b) violate the provisions of Section 8.3 above; or (c) engage in any act or conduct that, in the reasonable judgment of City, may cause embarrassment to the City, reflect adversely upon the City or its funding programs, or tend to bring the Property into public disrepute, contempt, scandal, or ridicule, then City, within ten (10) business days, shall determine an appropriate resolution and promptly implement such resolution. Failure to implement a resolution shall constitute a default under this Statement.

8.5 Corrective and Remedial Actions - Tenants.

To the extent permitted by applicable law, City shall include in each lease agreement with an Eligible Tenant a provision that the occurrence of any illegal activity by the tenant or by the tenant's guests at the Property shall be grounds for immediate termination of the tenant's right to reside within the HOME Unit.

9. Non-Discrimination.

City shall not discriminate against, or segregate, any person or group of persons on account of race, color, religion, sex, disability, familial status, national origin, or any other characteristic protected by applicable federal, state, or local law, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property. City shall not, for itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Property.

10. Maintenance of Property.

For the entire Affordability Period, City shall maintain, or cause to be maintained, the Property and all improvements thereon in good condition and repair (and, as to landscaping, in a healthy, well-maintained condition) and in accordance with all applicable federal, state, and local laws, ordinances, orders, and regulations. City places primary importance on quality maintenance to protect its investment and to ensure that affordable housing is not permitted to deteriorate due to substandard maintenance practices. City shall keep the Property free from all graffiti and any accumulation of debris or waste material. City shall make all repairs and replacements necessary to keep the improvements in first class condition and shall promptly eliminate all graffiti and replace dead and diseased plants and landscaping with comparable materials. Pursuant to such right of entry, City shall be required to enter upon the Property and perform all acts and work necessary to protect, maintain, and preserve the improvements and landscaped areas on the Property.

11. Management.

11.1 Property Management.

City shall manage or cause the Property, and all appurtenances thereto, to be managed in accordance with this Statement and in a prudent, business-like manner consistent

with good property management standards for comparable, well-managed affordable rental housing projects in the City of Hawthorne. City may contract with a qualified property management company or individual property manager to operate and maintain the Property ("**Property Manager**"). Prior to retaining any Property Manager, City shall conduct due diligence and background evaluation of any proposed Property Manager to assess experience, references, credit worthiness, and relevant qualifications. Any proposed Property Manager shall have significant and relevant prior experience with affordable housing comparable to the Property. City shall maintain a complete record of such background evaluation. Approval of a Property Manager shall be in City's reasonable discretion. The selection or replacement of any Property Manager shall be subject to the foregoing requirements.

11.2 Property Management Plan.

City shall prepare a Property Management Plan which shall include a detailed plan and strategy for the long term marketing, operation, maintenance, repair and security of the Property, and shall address the method of tenant selection, rules and regulations for tenants, and other rental policies for the HOME Units ("**Property Management Plan**"). The ongoing management and operation of the HOME Units shall be in compliance with the approved Property Management Plan. City may from time to time amend the Property Management Plan to address changing conditions.

11.3 Gross Mismanagement.

In the event of "Gross Mismanagement" (as defined below) of the HOME Units, City shall have and retain the authority to direct and require that any condition(s), acts, or omissions constituting Gross Mismanagement cease and be corrected immediately, and to direct the immediate replacement of the responsible City Staff. For purposes of this Statement, "Gross Mismanagement" shall mean management of the HOME Units in a manner that violates the terms or intention of this Statement to operate high-quality affordable rental housing, and shall include, but is not limited to, any one or more of the following occurring twice within any three hundred sixty-five (365) day period:

- (a) Leasing HOME Units to tenants who exceed the prescribed income levels with the knowledge that such tenants do not income qualify under the HOME Requirements;
- (b) Allowing tenants to exceed the prescribed occupancy limits without taking immediate corrective action upon learning of the violation;
- (c) Underfunding required reserve accounts to the extent that sufficient cash flow is available;
- (d) Failure to timely maintain the HOME Units in accordance with the Property Management Plan and this Statement, where such failure is not corrected within the cure periods specified in Section 20;
- (e) Fraud or embezzlement of Property funds, including without limitation funds any reserve accounts;
- (f) Failing to comply with reasonable recommendations of the Hawthorne Police

Department or other local law enforcement agency(ies) with jurisdiction over the Property, in maintaining a crime-free environment, upon learning of the violation;

- (g) Failing to reasonably cooperate with City, including its Code Enforcement Division, or other local health and safety enforcement agency(ies) with jurisdiction over the Property, in maintaining a decent, safe, and sanitary environment, upon learning of the violation; and
- (h) Using funds from the Capital Replacement Reserve for purposes other than capital repairs, improvements, and replacements that qualify as capital expenditures under GAAP, including without limitation items with a useful life of one (1) year or more; it being understood that Capital Replacement Reserve funds may not be used for routine operating or maintenance expenses.

Notwithstanding the foregoing, City shall use its best efforts to correct any defects in property management or operations at the earliest feasible time and, if necessary, to replace responsible City Staff as provided herein.

12. Code Enforcement.

City acknowledges and agrees that City and its employees and authorized agents shall have the right to conduct code compliance and/or code enforcement inspections of the HOME Units, both exterior and interior, at reasonable times and upon reasonable notice to the affected tenant. If such notice is provided by City, then City shall promptly and directly advise any affected tenant of such upcoming inspection and ensure that access to the applicable areas and/or HOME Units is made available and open for inspection. City shall include express advisement of such inspection rights within the lease agreement for each HOME Unit.

13. Reserves.

City shall establish and maintain, for the benefit of the HOME Units throughout the Affordability Period, two dedicated reserve accounts: a Capital Replacement Reserve and an Operating Reserve (together, the “**Reserves**”). City shall maintain adequate Reserves for the capital repair, replacement, and operation of the HOME Units throughout the Affordability Period. At a minimum, City shall annually budget for projected capital replacements and operating needs and shall ensure that adequate funds are available to maintain the HOME Units in the condition required by this Statement and the HOME Requirements. The Reserves shall be held in one or more accounts that are separate from City’s general funds and that are dedicated to the HOME Units, and City shall maintain accounting records sufficient to document all deposits to and disbursements from each Reserve.

13.1 Capital Replacement Reserve.

Commencing upon the Construction Completion Date, City shall annually deposit into a dedicated Capital Replacement Reserve account an amount equal to all Net Operating Income remaining after the Operating Reserve has been funded or replenished to its target balance under Section 13.2 for that Operating Year, but in no event less than Five Hundred Fifty Dollars (\$550.00) per HOME Unit per Operating Year (the “**Minimum Annual Deposit**”). The Minimum Annual Deposit shall be reviewed and adjusted in

accordance with Section 13.4.

Funds in the Capital Replacement Reserve shall be used only for capital repairs, improvements, and replacements to the HOME Units, including fixtures and equipment, that are normally capitalized under GAAP and that have a useful life in excess of one (1) year. Eligible items include, without limitation: carpet and flooring replacement; appliance replacement; exterior and interior painting; water heater replacement; plumbing fixture replacement, including tubs and showers, toilets, lavatories, sinks, and faucets; air conditioning and heating replacement; asphalt repair, replacement, and seal coating; roofing repair and replacement; landscape tree replacement; irrigation pipe and controls replacement; sewer line replacement; water line replacement; gas line replacement; and lighting fixture replacement.

Not less than once per Operating Year, City shall prepare and retain accounting records for the Capital Replacement Reserve. The non-availability of funds in the Capital Replacement Reserve does not in any manner relieve or lessen City's obligation to maintain the HOME Units as required by this Statement and the HOME Requirements.

13.2 Operating Reserve.

City shall establish and maintain a dedicated, interest-bearing Operating Reserve to ensure continued operation of the HOME Units in the event that Operating Revenue is temporarily insufficient to cover Operating Expenses. The target balance for the Operating Reserve shall be an amount equal to one (1) month of projected Operating Expenses for the HOME Units, as determined and documented by City (the "**Operating Reserve Target**"). City shall fund the Operating Reserve to the Operating Reserve Target from Net Operating Income and shall replenish the Operating Reserve to the Operating Reserve Target from Net Operating Income in each Operating Year before making the deposit to the Capital Replacement Reserve required under Section 13.1. Disbursements from the Operating Reserve shall be limited to the payment of Operating Expenses during periods in which Operating Revenue is insufficient to meet those expenses. Interest earned on the Operating Reserve shall be retained in the account and applied to the HOME Units.

13.3 Application of Net Operating Income

In each Operating Year, City shall apply Operating Revenue from the HOME Units in the following order of priority:

- (a) first, to the payment of Operating Expenses of the HOME Units;
- (b) second, to fund or replenish the Operating Reserve to the Operating Reserve Target;
- (c) third, to deposit into the Capital Replacement Reserve all remaining Net Operating Income, subject to the Minimum Annual Deposit; and
- (d) fourth, to the extent any Net Operating Income remains after the Operating Reserve and the Capital Replacement Reserve have each been funded to the levels supported by the most recent reserve adequacy review, City shall retain and reinvest such amount in the HOME Units as an eligible cost under the HOME

Requirements, and shall account for any such amount as program income in accordance with Section 4.5.

13.4 Reserve Adequacy Review

Not less than once every five (5) years during the Affordability Period, City shall prepare or update a Capital Needs Assessment for the HOME Units and shall review the adequacy of the Operating Reserve Target and the Capital Replacement Reserve deposit. Based on that review, City may increase or decrease the Operating Reserve Target and the annual Capital Replacement Reserve deposit, and may adjust the Minimum Annual Deposit, to reflect the documented operating and capital needs of the HOME Units. Any adjustment shall be documented in writing and retained with the project records. This review is intended to ensure that the Reserves remain sized to the demonstrated needs of the HOME Units and neither materially exceed nor fall short of those needs.

13.5 Reserves Upon Expiration of the Affordability Period

Amounts held in the Reserves shall continue to be held and used for the operation, repair, and replacement of the Units following expiration of the Affordability Period. Upon expiration of the Affordability Period and satisfaction of all obligations under this Statement, any remaining balances in the Reserves, and the Reserves themselves, shall be released from the restrictions of this Statement and the HOME Requirements, and may thereafter be used by City for the continued operation, repair, and replacement of the Units.

14. Records.

City shall maintain complete and accurate programmatic and financial records pertaining to the HOME Units for a period of five (5) years after the end of the Affordability Period (unless a longer period of time is expressly set forth herein or required by applicable law), and shall permit any duly authorized representative of City or HUD to inspect such books and records pertaining to the HOME Units upon forty-eight (48) hours' prior written notice. In such cases of litigation, claims, audit, negotiation, or other actions involving the records, which started before the expiration of the five (5) year period, the records must be retained until completion of the action and resolution of all issues which arise from it or the end of the regular five (5) year period, whichever is longer.

15. Right to Inspect.

City shall have the right to inspect the HOME Units for purposes of assuring compliance with this Statement and the HOME Requirements during normal business hours upon not less than seventy-two (72) hours' prior written notice to the affected tenant(s). Notwithstanding the foregoing, in the event of an emergency threatening the health, safety, or welfare of any occupant of the Property, or threatening physical damage to the Property (including without limitation fire, flooding, gas leak, or imminent structural failure), City and its authorized agents shall have the right to enter any HOME Unit within twenty-four (24) hours' oral or written notice, or without prior notice if circumstances require immediate entry to prevent injury to persons or significant damage to property, consistent with California Civil Code. City shall include notice of these inspections and emergency entry rights in each lease agreement for the HOME Units.

16. Relocation.

City shall be responsible for providing any relocation benefits or assistance, and paying relocation costs, to any tenants or occupants who may be displaced from the Property if such benefits or assistance are required by any applicable federal, state, or local laws, rules, or regulations, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601, *et seq.*) and HUD's implementation regulations at 49 CFR Part 24.

17. Indemnification.

To the fullest extent permitted by law, City shall defend, indemnify, and hold harmless the City of Hawthorne, its elected officials, officers, employees, agents, representatives, and volunteers from and against any loss, damage, costs, expenses, liability, claim, or judgment arising out of or relating in any manner to the Property, the operation of the HOME Units thereon, or City's performance or non-performance under this Statement, except to the extent directly caused by the active negligence or willful misconduct of City.

18. Insurance.

For the Affordability Period of this Statement, City shall maintain, or cause to be maintained, property insurance in an amount sufficient to cover full replacement cost of all improvements on the Property consistent with City's risk management policies and practices as a California municipal corporation. City is authorized to be self-insured for property damage and liability purposes arising from its ownership and operation of the HOME Units, to the extent consistent with applicable law and City's self-insurance program.

19. Repair of Damage.

If any improvements on the Property shall be totally or partially destroyed or rendered wholly or partly uninhabitable by fire, flood, earthquake, or other casualty, City shall promptly take all steps necessary to begin reconstruction and shall diligently proceed to restore the Property to substantially the same condition as the improvements are required to be maintained pursuant to this Statement. City shall complete such repair or replacement as soon as reasonably practicable so that the HOME Units can continue to be operated and occupied as affordable rental housing in accordance with this Statement. In no event shall the repair, replacement, or restoration period exceed two (2) years from the date of such destruction, subject to delays caused by events of force majeure, unless City, in its sole and absolute discretion, approves a longer period in writing.

20. Defaults and Remedies.

Failure or delay by City to perform any term or provision of this Statement which is not cured within thirty (30) days after receipt of notice specifying the default (or such other period specifically provided herein) shall constitute a default under this Statement; provided, however, if such default is of the nature requiring more than thirty (30) days to cure, City shall avoid default hereunder by commencing to cure within such thirty (30) day period, and thereafter diligently pursuing such cure to completion within an additional sixty (60) days (for a total cure period of ninety (90) days). Notwithstanding the foregoing, in the case of physical damage to or destruction of improvements on the Property, City's cure obligation and timeline

shall be governed exclusively by Section 19 of this Statement rather than the general cure periods set forth in this Section 20.

21. General Provisions.

21.1 Entire Statement.

This Statement contains the entire regulatory agreement between the parties relating to the subject matter hereof with respect to the HOME Funds and the HOME Requirements applicable to the Property. All waivers of the provisions of this Statement must be in writing and signed by the appropriate authorities of the City. A waiver of the breach of the covenants, conditions, or obligations under this Statement shall not be construed as a waiver of any succeeding breach of the same or other covenants, conditions, or obligations of this Statement. Any amendment or modification to this Statement must be in writing and executed by the appropriate authorities of City, and, if required, recorded against the Property.

21.2 Prohibition Against Assignment and Transfer.

City shall not voluntarily assign or transfer its interest in all or any part of the Property (including all attachments hereto and all HOME Units) without the prior written approval of the City Council of the City of Hawthorne and the City Manager.

21.3 Compliance with Laws and Regulations.

City shall carry out the design, rehabilitation, and operation of the HOME Units in conformity with all applicable federal, state, and local laws, regulations, and rules. Each and every provision required by law to be included in this Statement shall be deemed to be included, and this Statement shall be read and enforced as though all such provisions were included herein. City acknowledges and agrees that it shall be, and shall remain, fully knowledgeable and apprised of all local, state and federal laws, rules, and regulations affecting the performance under this Statement, including the HOME Requirements.

21.4 Interpretation – Governing Law.

This Statement shall be construed according to its fair meaning. This Statement shall be interpreted in accordance with the internal laws of the State of California, without regard to conflict of law principles.

21.5 Severability.

If any provision contained in this Statement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, then such provision shall be deemed severable from the remaining provisions contained in this Statement, and this Statement shall be construed as if such invalid, illegal, or unenforceable provision(s) had never been contained herein. The remaining provisions of this Statement shall continue in full force and effect.

21.6 Third-Party Beneficiaries.

No person or entity other than City and their permitted successors and assigns, shall be authorized to enforce the provisions of this Statement, except as expressly permitted by applicable federal law.

21.7 Covenants Run with the Land.

This Statement shall be binding on City's successors and assigns in interest in the Property until the expiration of the Affordability Period. This Statement is designed to create equitable servitudes and covenants running with the Property, in favor of City and HUD. The covenants, conditions, restrictions, reservations, equitable servitudes, liens, and charges set forth herein shall be binding upon all persons and entities having any right, title, or interest in the Property, or any part thereof, their heirs, successive owners, and assigns, and shall inure to the benefit of City and its successors and assigns. City hereby declares its understanding and intent that the burden of the covenants set forth herein touch and concern the land. City hereby further declares its understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Property for purposes of affordable housing. City shall be deemed a beneficiary of the covenants provided herein, both in its own right and for the purpose of protecting the interests of the community and the low- and moderate-income residents served thereby. All covenants, without regard to technical classification or designation, shall be binding for the benefit of City for the entire Affordability Period, without regard to whether City retains an ownership interest in any land or property to which such covenants relate.

21.8 Compliance with Other Agreements.

The parties acknowledge that other affordable housing regulatory agreements may be recorded against the Property, imposing income restrictions on the tenants of the HOME Units and limiting the amount of rent that may be charged. City shall comply with the most restrictive terms of all such agreements. City acknowledges that the actual rent charged to Eligible Tenants may be less than the HOME Affordable Rent amounts set forth in this Statement as a result of such other agreements, and that compliance with a more restrictive requirement shall not constitute a default under this Statement.

21.9 Execution in Counterparts.

This Statement may be executed in two or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

[signatures on next page]

IN WITNESS WHEREOF, City has caused this instrument to be executed on its behalf by their respective officers or agents herein duly authorized as of the date set forth above.

CITY OF HAWTHORNE:

Vontray Norris, City Manger

DATED: _____

ATTEST:

Dayna Williams-Hunter, City Clerk

DATED: _____

APPROVED AS TO FORM:

David Caceres, City Attorney

DATED: _____

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____

(Seal)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

Exhibit A
PROPERTY LIST and LEGAL DESCRIPTIONS

The following properties constitute the “Property” subject to this Statement. The affordability restrictions set forth in this Statement apply only to the specifically identified HOME Units at each address:

PROPERTY LIST

Address	APN	Legal Description
11537 Gale Avenue	4044-001-013	TRACT NO 1543 N 44 FT OF LOT 16
11605 Gale Avenue	4044-002-026	TRACT NO 1543 N 55.48 FT OF S 105.48 FT OF LOT 15
12529 Truro Avenue	4041-009-072	PARCEL MAP AS PER BK 193 P 67 OF P M LOT 1

HOME-Assisted Units

Address	Unit	HOME-Assisted Unit Type
11537 Gale Avenue	A	Fixed HOME Rental Unit
11537 Gale Avenue	B	Fixed HOME Rental Unit
11537 Gale Avenue	C	Fixed HOME Rental Unit
11537 Gale Avenue	D	Fixed HOME Rental Unit
11537 Gale Avenue	E	Fixed HOME Rental Unit
11605 Gale Avenue	1	Fixed HOME Rental Unit
11605 Gale Avenue	2	Fixed HOME Rental Unit
11605 Gale Avenue	3	Fixed HOME Rental Unit
11605 Gale Avenue	4	Fixed HOME Rental Unit
11605 Gale Avenue	5	Fixed HOME Rental Unit
11605 Gale Avenue	6	Fixed HOME Rental Unit
11605 Gale Avenue	7	Fixed HOME Rental Unit
11605 Gale Avenue	8	Fixed HOME Rental Unit
11605 Gale Avenue	9	Fixed HOME Rental Unit
11605 Gale Avenue	10	Fixed HOME Rental Unit
12529 Truro Avenue	B	Fixed HOME Rental Unit
12529 Truro Avenue	C	Fixed HOME Rental Unit

Exhibit B

HOME LEGAL REQUIREMENTS

The following is a non-exhaustive summary of the principal HOME Requirements applicable to the Property and HOME Units. This summary is provided for reference purposes only. It does not supersede the full text of the applicable statutes, regulations, and HUD guidance. City shall comply with all applicable HOME Requirements as they may be amended from time to time.

Requirement	Citation / Description
HOME Investment Partnership Act	Title II of the Cranston-González National Affordable Housing Act, as amended (42 U.S.C. § 12741, et seq.)
HOME Program Regulations	24 CFR Part 92, as amended (implementing regulations for the HOME Investment Partnership Program)
Affordability Requirements	24 CFR 92.252 (affordability and rent requirements for HOME-assisted rental housing, including minimum affordability periods, income targeting, and rent limits)
Tenant Protections	24 CFR 92.253 (lease requirements and tenant protections for HOME-assisted rental units)
Affirmative Fair Housing Marketing	24 CFR 92.351 (affirmative marketing requirements for HOME-assisted units)
Utility Allowances	24 CFR 92.252(b) (utility allowance requirements for HOME-assisted rental units)
Program Income	24 CFR 92.503 (program income requirements applicable to HOME activities)
Environmental Review	24 CFR Part 58 (environmental review procedures for HOME-assisted activities)
Equal Opportunity and Fair Housing	24 CFR Part 5, Subpart A; Fair Housing Act (42 U.S.C. § 3601, et seq.); Executive Order 11063; Section 504 of the Rehabilitation Act of 1973; Title VI of the Civil Rights Act of 1964; Age Discrimination Act of 1975
Accessibility Requirements	Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); Americans with Disabilities Act (42 U.S.C. § 12101, et seq.); 24 CFR Part 8
Lead-Based Paint	Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4821, et seq.); 24 CFR Part 35; 24 CFR 92.355
Relocation Assistance	Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601, et seq.); 49 CFR Part 24; 24 CFR 92.353
Conflict of Interest	24 CFR 92.356 (conflict of interest requirements for HOME-assisted activities)
Uniform Administrative Requirements	2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards)
Recordkeeping and Reporting	24 CFR 92.508 (recordkeeping requirements); 24 CFR 92.509 (performance reporting requirements)
Debarment and Suspension	2 CFR Part 2424; Executive Orders 12549 and 12689
Drug-Free Workplace	Drug-Free Workplace Act of 1988; 24 CFR Part 21
Lobbying	Section 319 of Public Law 101-121; 24 CFR Part 87
Historic Preservation	Section 106 of the National Historic Preservation Act (54 U.S.C. § 300101, et seq.); 36 CFR Part 800
Flood Insurance	Flood Disaster Protection Act of 1973 (42 U.S.C. § 4001, et seq.); 24 CFR 92.352



AGENDA ITEM NO. 20.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Approval to Purchase Two (2) Ford F-350 Stake Bed Dump Body Trucks.

RECOMMENDED MOTION:

Staff recommends that City Council approve the purchase of two (2) Ford F-350 Stake Bed Dump Body Trucks and Authorize the City Manager to obtain more quotes meeting the approved specifications and award the purchase to the lowest responsible and responsible bidder.

DISCUSSION:

The Public Works Department utilizes stake bed dump trucks daily to perform essential maintenance activities throughout the City. These vehicles are primarily assigned to maintaining public transit facilities, including bus stops, transit shelters, and adjacent pedestrian areas. Their responsibilities include collecting litter and debris, removing illegal dumping, transporting maintenance materials, servicing transit amenities, and maintaining safe, clean, and accessible bus stop environments for transit users.

The Department's existing trucks have exceeded their useful service life and have experienced frequent mechanical failures resulting in significant maintenance costs and operational downtime. In addition, the lift gates have repeatedly malfunctioned, limiting staff's ability to safely load and unload equipment and materials. These recurring issues have reduced operational efficiency, delayed maintenance activities, and negatively impacted the Department's ability to effectively respond to routine service requests and maintain transit facilities.

Replacing these vehicles will improve reliability, reduce maintenance costs, enhance employee safety, and allow staff to perform daily maintenance operations more efficiently. The proposed purchase of two (2) Ford F-350 Stake Bed Dump Body trucks will provide the Public Works Department with reliable equipment necessary to maintain the City's transportation infrastructure and support daily field operations.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

Replacing these vehicles will improve the City's ability to maintain clean, safe, and accessible transit corridors, enhancing the appearance and functionality of commercial areas for residents, visitors, and businesses.

FISCAL IMPACT:

The estimated amount of \$201,460 for this purchase is available through Proposition C Local Return Funds and Equipment Funds.

NOTICING PROCEDURE:

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

ATTACHMENTS

Quote



July 1, 2026

City of Hawthorne
4455 West 126th St
Hawthorne, CA 90250

Reference: Request for Quote

Attention: Ms. Selena Acuna and Mr. Jose Gutierrez

Dear Ms. Acuna

On behalf of the employees of South Bay Ford, we are pleased to submit our response to the City of Hawthorne's Request for Quote for a 2027 Ford F350 DRW Regular Cab Chassis with Stake Bed Dump Body. South Bay Ford does not currently have this cab chassis in-stock, we have priced it based on an Order from Ford, upon receipt of an Order we will try to find a similar priced cab chassis from another Dealer to be able to start the project sooner.

I have attached a copy of the Vehicles Quote plus the Specification for the Stake Bed Dump Body.

Bay Ford Price FOB City of Hawthorne Maintenance Yard	
Unit Price:	\$91,031.00
DMV Fees:	\$ 130.50
Sales Tax:	<u>\$ 9,567.18</u>
Total Price:	\$100,728.68

We at South Bay Ford appreciate the opportunity to respond to your request for quote. If you require additional information or clarification to our bid please contact me at my office (310) 706-6086, email at jjohnson@southbayford.com or my mobile (310) 720-0462.

Sincerely,


Jerald T. Johnson
Government Fleet Manager
South Bay Ford



Preview Order G956 - F3G 4x2 Reg Chas Cab DRW: Order Summary Time of Preview: 03/05/2026 15:10:40 Receipt: 3/5/2026

Dealership Name: South Bay Ford Lincoln

Sales Code : F71018

Dealer Rep.	Jerald Johnson	Type	Fleet	Vehicle Line	Superduty	Order Code	G956
Customer Name	City of Hawth	Priority Code	E3	Model Year	2026	Price Level	645

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F350 4X2 CHASSIS CAB DRW/169	\$51920	14000# GVWR PACKAGE	\$0
169 INCH WHEELBASE	\$0	50 STATE EMISSIONS	\$0
TOTAL BASE VEHICLE	\$51920	JOB #1 ORDER	\$0
OXFORD WHITE	\$0	TRAILER BRAKE CONTROLLER	\$300
CLOTH 40/20/40 SEAT	\$100	MID-SHIP FUEL TANK	\$125
MEDIUM DARK SLATE	\$0	EXTRA HEAVY SERVICE SUSPENSION	\$125
PREFERRED EQUIPMENT PKG.640A	\$0	EXTERIOR BACKUP ALARM	\$230
.XL TRIM	\$0	REAR VIEW CAMERA & PREP KIT	\$515
.AIR CONDITIONING -- CFC FREE	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0
.AM/FM STEREO MP3/CLK	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
.7.3L DEVCT NA PFI V8 ENGINE	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
10-SPEED AUTO TORQSHIFT	\$0	FUEL CHARGE	\$0
.LT245/75R17E BSW ALL-SEASON	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
3.73 RATIO NON LTD SLIP AXLE	\$0	PRICED DORA	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	ADVERTISING ASSESSMENT	\$0
FRONT LICENSE PLATE BRACKET	\$0	DESTINATION & DELIVERY	\$2795
PLATFORM RUNNING BOARDS	\$320		
TOTAL BASE AND OPTIONS		MSRP	\$56430
DISCOUNTS			NA
TOTAL			\$56430

ORDERING FIN: QD676 END USER FIN: QD676

Customer Name:
Customer Address:

Customer Email:

Customer Phone:



QUOTE #

V00056979B

240 Citation Circle, Corona, CA 92878 Phone # (310) 532-5570 Fax # (310) 532-0754

Truck Body Manufacturer and Equipment Distributors

Vans, Stakes, Flatbeds, Refrigerated Bodies, Hydraulic Lift Gates & Accessories

Customer: **South Bay Ford**Date: **4/26/2026****David Hayes**

Re:

Attention: **Jerald Johnson**Phone # **(323) 243-5522**jjohnson@southbayford.comE-mail dhayes@southbayford.comBody Type: **Stake Body - Dump**Size **8' ODW x 12' ODL x 36" High**

Chassis

Make/Model

WB

CA

Tires

In response to your inquiry, we submit the following quotation, as per your plans and /or specifications that you supplied to us.

Description	Unit Price	Total
5" Aluminum Channel		
12" Crossbars - 3" Aluminum Channel		
Aluminum Inverted T Floor		
Aluminum Bulkhead - No Window		
Solid Steel Gates - 36" High - Stainless Post - No Rear Gates		
Dock Bumper - Flush		
3/4" LED Marker Lights - Underbed		
Manual Pull Tarp- Bulkhead Top		
Four 36" Tool Boxes - Aluminum Diamond Plate		
Tommy Gate G2-92-1650 EA 37 Liftgate		
37" x 85" + 6" Aluminum Platform		
1600lb Capacity		
Amber Light Bar - Cab Switch - Bulkhead Mount		
Rugby SR-5020 Electric Hoist		

Pricing good for 30 days only at which time quotation will be updated.

This includes factory order chassis with unknown arrival.

* Verify all specs with End User Prior to Placing Order



AGENDA ITEM NO. 21.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Approval of a Change Purchase Order to J. Lee Engineering, Inc on the amount of \$250,000 for a total not-to-exceed amount of \$380,000 annually.

RECOMMENDED MOTION:

Staff recommends that the City Council approve the Change Purchase Order to J. Lee Engineering, Inc. on the amount of \$250,000 for a total of Not-To-Exceed Amount of \$380,000 annually.

DISCUSSION:

The Building and Safety Department has utilized consulting firms for plan check and inspection services for many years, including J. Lee Engineering. In recent years, the City has experienced a significant increase in both commercial and residential development activity, resulting in a higher volume of plan submittals. These projects include tenant improvements, structural work at SpaceX facilities, multiple hotel developments, commercial and residential solar installations, and several cannabis-related projects.

To maintain timely plan review and inspection services while meeting the Department's required standards when workloads exceed current staffing capacity, the continued support of J. Lee Engineering is necessary. Therefore, the Building and Safety Department is requesting an increase to the existing Purchase Order to an annual amount of \$380,000 to ensure adequate consultant support and the continued delivery of high-quality plan check and inspection services.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This purchase supports economic development by ensuring timely plan reviews and inspections, allowing commercial and residential development projects to move forward efficiently and reducing delays in construction and business investment.

FISCAL IMPACT:

This increase in the consultant Purchase Order will help Building and Safety work cooperatively and effectively with developers to revitalize the commercial, residential, and industrial areas.

NOTICING PROCEDURE:

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

ATTACHMENTS

BPO

PUBLIC WORKS DEPARTMENT

Vendor	Name	Agreement	Amounts	Account Number	Description
	J. Lee Engineering	Yes	\$380,000.00	100-4302-000-0-0-40514	Plan Check and Inspection Services

Total: \$380,000.00



AGENDA ITEM NO. 22.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Police Department

City Manager: Department Head:

SUBJECT:

Approval to receive a donation in the amount of \$2,000.00 for the Hawthorne "Good Neighbor Games" provided by Kinecta Federal Credit Union.

RECOMMENDED MOTION:

Staff recommends that the City Council approves the donation from Kinecta FCU in the amount of \$2,000.00 to donation account 990-23033 for the Hawthorne Police Department's Community Affairs Programs (Good Neighbor Games).

DISCUSSION:

The Hawthorne Police Department and the Kinecta FCU, located in the City of Hawthorne, have a strong relationship and partnership in the City. The Kinecta FCU has always been involved with City of Hawthorne Events, specifically community-based events. The Hawthorne "Good Neighbor Games" are a program that started with the Hawthorne Police Department blending sporting events (Soccer, Basketball, and Futsal) with the local Hawthorne Schools to promote engagement with the youth of our community and the Police Department. With the proceeds provided by this donation, supplies such as team uniforms, equipment, and awards.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

None

NOTICING PROCEDURE:

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

ATTACHMENTS

Kinecta FCU Memo

Check

May 22, 2026

Brenda Williams
City of Hawthorne – Hawthorne PD
4455 W. 126th Street
Hawthorne, CA 90250

Re: Kinecta Hawthorne MSC See's Candy Fundraiser (Hawthorne Good Neighbor Games)

Dear Brenda,

Kinecta Federal Credit Union is committed to making a positive contribution to the members and communities we serve and supporting the credit union philosophy of "People Helping People."

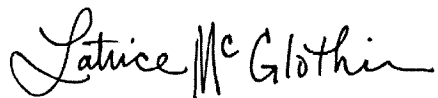
Kinecta is pleased to offer our support to the City of Hawthorne – Hawthorne PD for the Good Neighbor Games with proceeds for youth uniforms, equipment and awards through an internal fundraiser and our matching program. The fundraiser was spearheaded by Hawthorne Branch Manager, David Villa and the Hawthorne Branch.

Donating and actively participating in targeted community programs is an important way of giving back to the communities in which we do business, and to the members and organizations that use our products and services.

Enclosed is a donation in the amount of \$2,000.00. Please feel free to contact me at 310.643.5511 if you have any questions.

Best wishes for the success of your organization. Thank you for the opportunity for Kinecta to support your efforts.

Sincerely,



Latrice McGlothlin
Community Executive Director



KINECTA
FEDERAL CREDIT UNION

01 0000546912

05/22/26

\$2,000.00

Cashier's Check

** Two Thousand and 00/100 DOLLARS **

CITY OF HAWTHORNE

RE: IN-BRANCH FUNDRAISER FOR GOOD
NEIGHBOR GAMES' PROGRAM + MATCH

Member Copy
NON-NEGOTIABLE

NON-NEGOTIABLE

Chk 01-0000546912

05/22/26

9:43am

Br 0047-1090

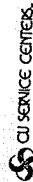
Amt 2,000.00

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW



KINECTA
FEDERAL CREDIT UNION

1440 ROSECRANS AVE.
MANHATTAN BEACH, CA 90266
800.854.9846



90-7807/3222	DATE
	05/22/26

THIS CHECK VOID 60
DAYS AFTER ISSUE

CASHIER'S CHECK

** Two Thousand and 00/100 DOLLARS **

PAY
TO THE
ORDER
OF

CITY OF HAWTHORNE

RE: IN-BRANCH FUNDRAISER FOR GOOD
NEIGHBOR GAMES' PROGRAM + MATCH

KINECTA FEDERAL CREDIT UNION

Karl Subenior

Two Signatures Required for Checks Over \$10,000.00

⑈0000546912⑈ ⑆322278073⑆ 3010000000000000⑈

Security features included. Details on back.



AGENDA ITEM NO. 23.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: City Manager

City Manager: Department Head:

SUBJECT:

Approval of a Partnership Agreement with the Los Angeles County Library for the Story Time with a Cop Program.

RECOMMENDED MOTION:

That the City Council approve the Partnership Agreement between the City of Hawthorne and the Los Angeles County Library for the Story Time with a Cop Program; and authorize the City Manager to execute the Agreement and any related non-substantive documents necessary to implement the program.

DISCUSSION:

The Los Angeles County Library has invited the City of Hawthorne Police Department to participate in the Story Time with a Cop program. This community outreach initiative provides children and families with an opportunity to interact with police officers in a positive, educational setting that promotes literacy, trust, and community engagement. Under the agreement, the Library will provide meeting space, promote the program, and select books for the reading sessions. The Hawthorne Police Department will provide officers and civilian staff to read to children, interact with families, answer questions, and strengthen relationships within the community. The agreement has a one-year term and is provided at no cost to either party.

The Story Time with a Cop program aligns with the City's commitment to community policing by fostering positive relationships between law enforcement and residents outside traditional enforcement activities. The program encourages early literacy while allowing families to become familiar with local police officers in a welcoming environment. The agreement contains standard provisions regarding indemnification, background checks, insurance, compliance with applicable laws, and termination. Either party may terminate the agreement with ten business days' written notice.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

There is no fiscal impact associated with this agreement. Each party will provide its respective services and resources at no cost to the other party.

NOTICING PROCEDURE:

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

ATTACHMENTS

Partnership Agreement between the City of Hawthorne and the Los Angeles County Library for the Story Time with a Cop Program.

**PARTNERSHIP AGREEMENT BETWEEN
LA COUNTY LIBRARY AND CITY OF HAWTHORNE
FOR STORY TIME WITH A COP**

This Partnership Agreement ("Agreement") is made and entered into this _____ day of _____ 20____, by and between **LA County Library**, hereinafter referred to as "Library", and **City of Hawthorne**, hereinafter referred to as "Partner", collectively referred to as "Parties" or individually referred to as "Party".

In consideration of the mutual promises, covenants, and conditions set forth herein, the Parties hereto and each of them do agree as follows:

- 1.0 AUTHORITY:** Library may enter into this Agreement under the delegated authority granted by the County of Los Angeles "County" Board of Supervisors to the County Librarian, or designee, on October 21, 2025, to execute one-year agreements with public or private entities in support of the Library's mission with no cost to the County.
- 2.0 PURPOSE:** The purpose of this Agreement is to establish the terms and conditions under which the Partner will read stories and provide opportunities for families to engage with the Hawthorne Police Department, ask questions, and build community relations.
- 3.0 TERM OF AGREEMENT:** The term of this Agreement will begin upon execution and expire in one (1) year from execution, subject to Section 6.0.
- 4.0 AMENDMENTS:** This Agreement may be amended by written mutual consent of the Parties, approved as to form by County Counsel.
- 5.0 CONSIDERATION:** Consideration is the public benefit derived from Partner's educational programming, at no cost to Library, in exchange for the use of Library facilities.
- 6.0 TERMINATION:** This Agreement may be terminated for the convenience of either Party by giving ten (10) business days written notice of termination to the Section 21.0 recipient. The terms of this Agreement will survive the expiration or earlier termination of this Agreement.
- 7.0 RESPONSIBILITIES: LIBRARY**
 - 7.1 Library will provide space, tables, and chairs for the event.
 - 7.2 Library will promote the event through all appropriate channels.
 - 7.3 Library will select books for the officers to read during the event.
 - 7.4 Library will provide waivers (Attachment A) to parents and guardians for minors interacting with service dogs.
 - 7.5 Library will review any changes to the Partner's program schedule, as well as the addition of other locations.
- 8.0 RESPONSIBILITIES: PARTNER**
 - 8.1 Partner will read stories and provide opportunities for families to engage with the Hawthorne Police Department, ask questions, and build community relations at the Hawthorne Library.
 - 8.2 Partner will provide civilian staff to run the event.
 - 8.3 Partner will provide refreshments for the event.
 - 8.4 Partner will seek approval before including fully trained service dogs in any scheduled activities.
 - 8.5 Partner will provide the Library with the program schedule and notify the Library of any changes, including location updates. All schedules and changes are subject to Library

approval. Scheduling details, including dates, times, and locations, will be mutually agreed upon by the Parties.

- 9.0 INDEPENDENT PARTNER STATUS:** This Agreement is not intended, and shall not be construed, to create the relationship of agent, servant, employee, partnership, joint venture, or association, as between the Library and Partner. The employees and agents of one Party shall not be or construed to be, the employees or agents of the other Party for any purpose whatsoever.
- 10.0 COPYRIGHTS:** For the term of this Agreement, Library grants permission for Partner to use the LA County Library Logo for marketing of the program. Use and reproduction of the Library logo will be in accordance with LA County Library Marketing and Communications specifications.
- 11.0 IDENTIFICATION:** Partner shall provide, at their expense, all employees/presenters providing services under this Agreement with a photo identification badge.
- 12.0 BACKGROUND AND SECURITY INVESTIGATIONS:** All Partner employees/presenters performing services at a Library facility for youth under 18 years old shall undergo and pass a background investigation to the satisfaction of County as a condition of beginning and continuing to perform services under this Agreement. Such background investigation must be obtained through fingerprints submitted to the California Department of Justice to include State, local, and federal-level review, which may include, but shall not be limited to, criminal conviction information. The fees associated with the background investigation shall be at the expense of Partner, regardless of whether the employee/presenter passes or fails the background investigation.

County, in its sole discretion, may immediately deny or terminate facility access to any employee/present that does not pass such investigation to the satisfaction of the County or whose background or conduct is incompatible with County facility access.

Disqualification of any employee/presenter pursuant to this Section 12.0 shall not relieve Partner of its obligations in accordance with the terms and conditions of this Agreement.

- 13.0 INDEMNIFICATION:** Partner shall indemnify, defend and hold harmless the County, its Special Districts, elected and appointed officers, employees, agents, and volunteers ("County Indemnitees") from and against any and all liability, including but not limited to demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or relating to Partner's acts or omissions regarding this Agreement.
- 14.0 DAMAGE TO COUNTY FACILITIES, BUILDINGS OR GROUNDS:** Partner shall repair, or cause to be repaired, at its own cost, all damage to County facilities, buildings, or grounds caused by the Partner or employees/presenters. Such repairs shall be made immediately after Partner has become aware of such damage, but in no event later than thirty (30) calendar days after the occurrence. If the Partner fails to make timely repairs, County may make any necessary repairs. All costs incurred by the County, as determined by the County, for such repairs shall be repaid by the Partner by cash payment upon demand.
- 15.0 COMPLIANCE WITH APPLICABLE LAW:** Partner shall comply with all applicable Federal, State, and local laws, rules, regulations, ordinances, directives, guidelines, policies and procedures.
- 16.0 COMPLIANCE WITH CIVIL RIGHTS LAWS:** Partner assures that it will comply with Subchapter VI of the Civil Rights Act of 1964, 42 USC Sections 2000 (e) (1) through 2000 (e) (17), to the end that no person shall, on the grounds of race, creed, color, sex, religion, ancestry, age, condition of physical handicap, marital status, political affiliation, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under this Agreement or under any project, program, or activity supported by this Agreement.

- 17.0 GOVERNING LAW AND FORUM:** This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any litigation with respect to this Agreement shall be conducted in the courts of the County of Los Angeles, State of California.
- 18.0 NON-EXCLUSIVITY:** Nothing herein is intended nor shall be construed as creating any exclusive arrangement with Partner. This Agreement shall not restrict County from acquiring similar, equal or like goods and/or services from other entities or sources.
- 19.0 SEVERABILITY:** If any provision of this Agreement or the application thereof is held invalid, the remainder of this Agreement shall remain in effect and not be affected thereby.
- 20.0 WAIVER:** No waiver by the County of any breach of any provision of this Agreement shall constitute a waiver of any other breach or of such provision. Failure of the County to enforce at any time, or from time to time, any provision of this Agreement shall not be construed as a waiver thereof.
- 21.0 NOTICES:** All notices shall be directed to and made by the following representatives of the Parties:
- To the County: Contract Services Unit
 ContractServices@library.lacounty.gov
- To the Partner: Vontray Norris, City Manager
 vnorris@cityofhawthorne.org
 (310) 349-2900
- 22.0 ASSIGNMENT:** This Agreement is personal to the Partner, and any attempt to assign or transfer same in whole or part without Library's prior written consent shall immediately terminate all of the Partner's rights hereunder.
- 23.0 AS IS:** The Partner acknowledges and agrees that the Library facilities will be provided to the Partner in their "AS IS" condition, and without any representation or warranty as to whether they comply with any applicable laws.
- 24.0 COUNTERPARTS:** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument. Signatures delivered electronically (including PDF or similar format) shall be deemed effective.
- 25.0 ENTIRE AGREEMENT:** This Agreement contains the entire Agreement between the Parties, hereto, no addition or modification of any terms or provisions shall be effective unless set forth in writing, signed by Parties.

(SIGNATURES ON THE NEXT PAGE)

IN WITNESS WHEREOF the Library and Partner have executed this Agreement, as of the day, month, and year first above written.

LA COUNTY LIBRARY

BY: _____
Skye Patrick, Ph.D.
County Librarian
_____ Date

CITY OF HAWTHORNE

BY: _____
Vontray Norris
City Manager
_____ Date

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By: _____
Casey Yourn
Sr. Deputy County Counsel
_____ Date

CONTRACTS/Development/PARTNERSHIP AGREEMENTS/City of Hawthorne - 06.10.2026.docx



Participant Consent and Liability Release Form
Program: Story Time with a Cop
Library Location: Hawthorne

By signing below, I acknowledge and agree to participate (or authorize the participation of a minor in my care) in the "Story Time with a Cop" program organized in coordination with the above library location.

I understand that participation in this program may involve interaction with law enforcement personnel and the possible presence of dogs accompanying program activities. I further understand that these dogs are fully trained animals under the control and supervision of their handlers and are not pets.

I acknowledge that participation may take place indoors or outdoors in public or private spaces and may involve proximity to animals. By signing this form, I voluntarily accept and assume full responsibility for all risks, whether known or unknown, associated with participation in this program, including but not limited to risks related to interaction with or proximity to dogs.

Furthermore, on behalf of myself, my child (if applicable), and all representatives, successors, and assignees, I agree to indemnify, defend, and hold harmless Los Angeles County, its Special Districts, elected and appointed officers, employees, agents, and volunteers ("County Indemnitees") from any and all liability, including but not limited to injuries, claims, demands, actions, losses, damages, costs, and expenses (including attorney and expert witness fees), arising out of or related to participation in this event.

If signing on behalf of a minor, I affirm that I am the parent or legal guardian of the participant listed below and have full authority to provide this consent.

Participant or Parent/Guardian Name (Print): _____

Signature: _____

Date: _____



AGENDA ITEM NO. 24.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Community Services

City Manager: Department Head:

SUBJECT:

Approval of Payment of Outstanding City of Gardena Paratransit Invoices.

RECOMMENDED MOTION:

That the City Council approve payment of outstanding invoices from the City of Gardena in the amount of \$100,976.65 for para-transit services.

DISCUSSION:

The City of Hawthorne has maintained a long-standing cooperative agreement with the City of Gardena to provide para-transit services for eligible Hawthorne residents. The City of Gardena submitted invoices after the close of the applicable fiscal year, resulting in prior-year expenses being paid in the current fiscal year. This timing impacts the City's annual financial reporting and creates variances between budgeted and actual expenditures for each fiscal year. As of the date of this report, the City has not yet received invoices for services provided in May 2026 and June 2026, which will likely be processed in the next fiscal year if not received promptly. City staff have met with representatives from the City of Gardena to address the recurring issue of delayed invoice submittals. Gardena has acknowledged the concern and has committed to submitting future invoices within the applicable fiscal year to improve financial reporting and budget accuracy. Approval of this item will authorize payment of the outstanding invoices totaling **\$100,976.65**, ensuring the City fulfills its contractual obligations for para-transit services while maintaining the continuity of this important transportation program.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

The total payment is \$100,976.65 and will be paid from Proposition "A" Local Transit Assistance Funds, Account No. 280-3400-0-0-45384. No General Fund appropriation is required.

NOTICING PROCEDURE:

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

ATTACHMENTS

City of Gardena Transit Invoices December 2025

City of Gardena Transit Invoices September 2025

City of Gardena Transit Invoices April 2026

City of Gardena Transit Invoices March 2026

City of Gardena Transit Invoices January 2026

City of Gardena
Demand Response Service
Fiscal Year 2025-2026

December 2025

CITY OF HAWTHORNE OPERATING COSTS INVOICE #1225

A. System Operating Costs:

Salaries & Benefits	\$	45,159.84
Materials	\$	5,103.07
Indirect Costs	\$	10,600.00
	\$	60,862.91

B. Percentage of Ridership: 32.62%

C. Hawthorne Costs: \$ 19,853.48

D. Token Contribution:

of Tokens collected: 136

Total Token Contribution (Cost \$.75 each) \$ 102.00

E. Cash Discount:

Hawthorne Passengers:	320
Less: Tickets/Fare Tokens collected	(136)
Cash Fare Passengers:	184
Total Cash Fare Discount (Cost \$.75 each)	\$ 138.00

F. Less: Total Cash Fare Discount: \$ (138.00)

I. **Total Charge - City of Hawthorne** **\$ 19,817.48**

Receipt to Account Number: 050-008-003-4311	\$	102.00
Receipt to Account Number: 050-008-003-4312	\$	19,715.48
Total	\$	19,817.48

Please remit payment to:

City of Gardena
1700 W 162nd Street
Gardena, CA 90247

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**December 2025
Services Supplied - Ridership
Systemwide**

A. Ridership Categories:

Elderly:	925	
Handicapped:	44	
Child:	-	
Aides:	12	
Total Ridership:		981

B. Gardena Passengers:

597
60.86%

C. Hawthorne Passengers:

320
32.62%

D. Los Angeles County Passengers:

64
6.52%

E. Total Passengers:

981

E. Vehicle Trips:

Shared Trips	471	
No Load Trips	-	
Exclusive Trips	510	
Total Vehicle Trips:		981

H. Total Vehicle Miles:

4,232.51

I. Vehicle Service Miles:

3,595.17

J. Total Vehicle Hours:

515.96

K. Vehicle Service Hours:

390.04

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**December 2025
Performance Measures
General Service**

A.	Operating Cost /Vehicle Trip	\$	52.69
B.	Operating Cost/Passenger	\$	51.24
C.	Operating Cost/Vehicle Service Mile	\$	13.98
D.	Operating Cost/Vehicle Service Hour	\$	128.87
E.	Vehicle Trips/Vehicle Service Hour		2.45
F.	Passengers/Vehicle Service Hour		2.52
G.	Passengers/Vehicle Service Mile		0.27
H.	Passengers/Vehicle Trip		1.03

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**September 2025
Services Supplied - Ridership
Systemwide**

A. Ridership Categories:		
Elderly:	1,199	
Handicapped:	69	
Child:	-	
Aides:	17	
Total Ridership:		1,285
B. Gardena Passengers:		
	773	
	60.16%	
C: Hawthorne Passengers:		
	446	
	34.71%	
D. Los Angeles County Passengers:		
	66	
	5.14%	
E. Total Passengers:		
		1,285
E. Vehicle Trips:		
Shared Trips	612	
No Load Trips	22	
Exclusive Trips	651	
Total Vehicle Trips:		1,285
H. Total Vehicle Miles:		
	4,938.93	
I. Vehicle Service Miles:		
	4,284.88	
J. Total Vehicle Hours:		
	583.23	
K. Vehicle Service Hours:		
	453.61	

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**September 2025
Performance Measures
General Service**

A.	Operating Cost /Vehicle Trip	\$	52.78
B.	Operating Cost/Passenger	\$	50.36
C.	Operating Cost/Vehicle Service Mile	\$	15.10
D.	Operating Cost/Vehicle Service Hour	\$	142.66
E.	Vehicle Trips/Vehicle Service Hour		2.70
F.	Passengers/Vehicle Service Hour		2.83
G.	Passengers/Vehicle Service Mile		0.30
H.	Passengers/Vehicle Trip		1.05

City of Gardena
Demand Response Service
Fiscal Year 2025-2026

September 2025

CITY OF HAWTHORNE OPERATING COSTS INVOICE #0925

A. System Operating Costs:

Salaries & Benefits	\$	46,005.84
Materials	\$	8,105.91
Indirect Costs	\$	10,600.00
	\$	64,711.75

B. Percentage of Ridership: 34.71%

C. Hawthorne Costs: \$ 22,461.45

D. Token Contribution:

# of Tokens collected:	354	
Total Token Contribution (Cost \$.75 each)		\$ 265.50

E. Cash Discount:

Hawthorne Passengers:	446
Less: Tickets/Fare Tokens collected	(354)
Cash Fare Passengers:	92
Total Cash Fare Discount (Cost \$.75 each)	\$ 69.00

F. Less: Total Cash Fare Discount: \$ (69.00)

I. Total Charge - City of Hawthorne \$ 22,657.95

Receipt to Account Number: 050-008-003-4311	\$ 265.50
Receipt to Account Number: 050-008-003-4312	\$ 22,392.45
Total	\$ 22,657.95

Please remit payment to:

City of Gardena
1700 W 162nd Street
Gardena, CA 90247

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

April 2026

CITY OF HAWTHORNE OPERATING COSTS INVOICE #0426

A. System Operating Costs:		
Salaries & Benefits		\$ 44,723.20
Materials		\$ 4,199.33
Indirect Costs		\$ 10,600.00
		\$ 59,522.53
 B. Percentage of Ridership:		 29.04%
 C. Hawthorne Costs:		 \$ 17,285.34
 D. Token Contribution:		
# of Tokens collected:	321	
Total Token Contribution (Cost \$.75 each)		\$ 240.75
 E. Cash Discount:		
Hawthorne Passengers:	325	
Less: Tickets/Fare Tokens collected	(321)	
Cash Fare Passengers:	4	
Total Cash Fare Discount (Cost \$.75 each)	\$ 3.00	
 F. Less: Total Cash Fare Discount:		 \$ (3.00)
 I. Total Charge - City of Hawthorne		 \$ 17,523.09

Receipt to Account Number: 050-008-003-4311	\$ 240.75
Receipt to Account Number: 050-008-003-4312	\$ 17,282.34
Total	\$ 17,523.09

Please remit payment to:
City of Gardena
1700 W 162nd Street
Gardena, CA 90247

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**April 2026
Performance Measures
General Service**

A.	Operating Cost /Vehicle Trip	\$	56.80
B.	Operating Cost/Passenger	\$	53.19
C.	Operating Cost/Vehicle Service Mile	\$	16.30
D.	Operating Cost/Vehicle Service Hour	\$	148.04
E.	Vehicle Trips/Vehicle Service Hour		2.61
F.	Passengers/Vehicle Service Hour		2.78
G.	Passengers/Vehicle Service Mile		0.31
H.	Passengers/Vehicle Trip		1.07

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**April 2026
Services Supplied - Ridership
Systemwide**

A. Ridership Categories:

Elderly:	994	
Handicapped:	81	
Child:	12	
Aides:	32	
Total Ridership:		1,119

B. Gardena Passengers: 734
65.59%

C: Hawthorne Passengers: 325
29.04%

D. Los Angeles County Passengers: 60
5.36%

E. Total Passengers: **1,119**

E. Vehicle Trips:

Shared Trips	490	
No Load Trips	-	
Exclusive Trips	629	
Total Vehicle Trips:		1,119

H. Total Vehicle Miles: 4,287.88

I. Vehicle Service Miles: 3,652.79

J. Total Vehicle Hours: 517.40

K. Vehicle Service Hours: 402.06

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

March 2026

CITY OF HAWTHORNE OPERATING COSTS INVOICE #0326

A. System Operating Costs:

Salaries & Benefits	\$ 44,391.22
Materials	\$ 3,140.18
Indirect Costs	\$ 10,600.00
	\$ 58,131.40

B. Percentage of Ridership: 29.14%

C. Hawthorne Costs: \$ 16,939.49

D. Token Contribution:

# of Tokens collected:	282	
Total Token Contribution (Cost \$.75 each)		\$ 211.50

E. Cash Discount:

Hawthorne Passengers:	327
Less: Tickets/Fare Tokens collected	(282)
Cash Fare Passengers:	45

Total Cash Fare Discount (Cost \$.75 each)	\$ 33.75
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F. Less: Total Cash Fare Discount: \$ (33.75)

I. **Total Charge - City of Hawthorne** \$ **17,117.24**

Receipt to Account Number: 050-008-003-4311	\$ 211.50
Receipt to Account Number: 050-008-003-4312	\$ 16,905.74
Total	\$ 17,117.24

Please remit payment to:

**City of Gardena
1700 W 162nd Street
Gardena, CA 90247**

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**March 2026
Performance Measures
General Service**

A.	Operating Cost /Vehicle Trip	\$	55.84
B.	Operating Cost/Passenger	\$	51.81
C.	Operating Cost/Vehicle Service Mile	\$	16.00
D.	Operating Cost/Vehicle Service Hour	\$	146.03
E.	Vehicle Trips/Vehicle Service Hour		2.61
F.	Passengers/Vehicle Service Hour		2.82
G.	Passengers/Vehicle Service Mile		0.31
H.	Passengers/Vehicle Trip		1.08

**City of Gardena
Demand Response Service
Fiscal Year 2025-2026**

**March 2026
Services Supplied - Ridership
Systemwide**

A. Ridership Categories:

Elderly:	1,006	
Handicapped:	86	
Child:	2	
Aides:	28	
Total Ridership:		1,122

B. Gardena Passengers:

746
66.49%

C: Hawthorne Passengers:

327
29.14%

D. Los Angeles County Passengers:

49
4.37%

E. Total Passengers:

1,122

E. Vehicle Trips:

Shared Trips	493	
No Load Trips	-	
Exclusive Trips	629	
Total Vehicle Trips:		1,122

H. Total Vehicle Miles: 4,249.67

I. Vehicle Service Miles: 3,633.03

J. Total Vehicle Hours: 525.66

K. Vehicle Service Hours: 398.09

City of Gardena
Demand Response Service
Fiscal Year 2025-2026

January 2026

CITY OF HAWTHORNE OPERATING COSTS INVOICE #0126

A. System Operating Costs:		
Salaries & Benefits	\$	61,289.07
Materials	\$	2,006.42
Indirect Costs	\$	10,600.00
	\$	73,895.49

B. Percentage of Ridership:		31.54%
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C. Hawthorne Costs:	\$	23,306.64
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D. Token Contribution:		
# of Tokens collected:	537	
Total Token Contribution (Cost \$.75 each)	\$	402.75

E. Cash Discount:

Hawthorne Passengers:	335
Less: Tickets/Fare Tokens collected	(537)
Cash Fare Passengers:	(202)
Total Cash Fare Discount (Cost \$.75 each)	\$ (151.50)

F. Less: Total Cash Fare Discount:	\$	151.50
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I. Total Charge - City of Hawthorne	\$	23,860.89
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Receipt to Account Number: 050-008-003-4311	\$	402.75
Receipt to Account Number: 050-008-003-4312	\$	23,458.14
Total	\$	23,860.89

Please remit payment to:
City of Gardena
1700 W 162nd Street
Gardena, CA 90247

City of Gardena
Demand Response Service
Fiscal Year 2025-2026

January 2026
Performance Measures
General Service

A.	Operating Cost /Vehicle Trip	\$	64.13
B.	Operating Cost/Passenger	\$	59.60
C.	Operating Cost/Vehicle Service Mile	\$	18.00
D.	Operating Cost/Vehicle Service Hour	\$	163.28
E.	Vehicle Trips/Vehicle Service Hour		2.55
F.	Passengers/Vehicle Service Hour		2.74
G.	Passengers/Vehicle Service Mile		0.30
H.	Passengers/Vehicle Trip		1.08

City of Gardena
Demand Response Service
Fiscal Year 2025-2026

January 2026
Services Supplied - Ridership
Systemwide

A. Ridership Categories:

Elderly:	980
Handicapped:	53
Child:	4
Aides:	25

Total Ridership:

1,062

B. Gardena Passengers:

660

62.15%

C. Hawthorne Passengers:

335

31.54%

D. Los Angeles County Passengers:

67

6.31%

E. Total Passengers:

1,062

E. Vehicle Trips:

Shared Trips	503
No Load Trips	-
Exclusive Trips	559

Total Vehicle Trips:

1,062

H. Total Vehicle Miles: 4,053.58

I. Vehicle Service Miles: 3,516.86

J. Total Vehicle Hours: 512.28

K. Vehicle Service Hours: 387.66



AGENDA ITEM NO. 25.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #2 in the amount of \$589,380.00 due to Martinez Landscape Co., Inc. of Sylmar, CA for Eucalyptus Park and Ramona Park Improvement Project (Project #24-07).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #2 Martinez Landscape Co., Inc. of Sylmar, CA.

DISCUSSION:

The Eucalyptus Park and Ramona Park improvement projects will enhance recreational amenities, safety, and accessibility through upgrades to playgrounds, park facilities, and outdoor spaces. Improvements include replacing existing play equipment and rubber surfacing, refreshing restroom buildings and wading pools, and upgrading lighting. Eucalyptus Park will also receive a new recreational soccer field with lighting, a solar-powered scoreboard, fencing, benches, utility relocations, and associated site work. Ramona Park improvements additionally include replacing barbecue grills, upgrading the horseshoe/bocce area, installing a new picnic shade structure, refreshing the fitness area, and restriping the basketball/pickleball court.

This progress payment covers work completed at Eucalyptus Park, including excavation activities. At Ramona Park, work included foundation preparation for the shade canopy, restoration of the existing brick wall, and the removal, disposal, and replacement of two BBQ grills. Work completed at both Eucalyptus Park and Ramona Park included the installation of rubberized safety surfacing and perimeter curbing.

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. City departments shall continue to work cooperatively to ensure that improvements to infrastructure are kept apace of wear and tear.

FISCAL IMPACT:

None. Funds for this progress payment in amount of \$589,380.00 is available in the adopted Fiscal Year 2025-2026 budget and will be paid through the Section 108 and local shares.

NOTICING PROCEDURE:

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

ATTACHMENTS

24-07 PP#2

RE: PROGRESS PAYMENT NO. 2 FOR Eucalyptus Park and Ramona Park Improvement Project (Project #: 24-07)

The following is a detailed breakdown of Progress Payment No.2 due to MARTINEZ LANDSCAPE CO., INC., 12357 San Fernando Road Sylmar, CA 91342, for work done on the subject project through June 30th, 2026.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty Previous	% Previous	Qty or % This estimate	\$ Amount This Estimate	Total Qty or % to Date	Total \$ Amount to Date
1	Clearing and Grubbing/Implementation of BMPS/SWPP (Both Parks)	1	LS	\$5,000.00	\$5,000.00	1.00	\$ 5,000.00	0.00	\$ -	0.00%	\$ 5,000.00
2	Excavation (unclassified) (Eucalyptus)	477	CY	\$65.00	\$31,005.00	250.00	\$ 16,250.00	100.00	\$ 6,500.00	20.96%	\$ 22,750.00
3	Soccer field - grading per plans and specs (Eucalyptus)	1	LS	\$10,000.00	\$10,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
4	Soccer field fill – gravel per plans and specs (Eucalyptus)	3532	TON	\$62.00	\$218,984.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
5	Soccer field fill - sand per plans and specs (Eucalyptus)	1913	TON	\$52.00	\$99,476.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
6	Soccer field fill - dirt per plans and specs (Eucalyptus)	2004	CY	\$52.00	\$104,208.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
7	Soccer field fill – Bermuda grass seed per plans and specs or approved equal (Eucalyptus)	1	LS	\$38,000.00	\$38,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
8	Soccer field - 60 MIL polyvinyl liner per plans and specs (Eucalyptus)	1	LS	\$20,000.00	\$20,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
9	Soccer field - non-woven geotextile fabric per plans and specs (Eucalyptus)	1	LS	\$18,000.00	\$18,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
10	Soccer field – catch basins per plans and specs (Eucalyptus)	5	EA	\$780.00	\$3,900.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
11	Soccer field – 4" PVC pipe per plans and specs (Eucalyptus)	550	LF	\$12.00	\$6,600.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
12	Soccer field – 8" PVC pipe per plans and specs (Eucalyptus)	260	LF	\$20.00	\$5,200.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
13	Soccer field – 1" perforated flat drains, AdvanEdge Drain Pipe per plans and specs or approved equal (Eucalyptus)	900	LF	\$12.00	\$10,800.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
14	Soccer field – irrigation system including valves, sprinkler heads, pipes, etc. per plans and specs (Eucalyptus)	1	LS	\$25,000.00	\$25,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
15	Soccer field – lighting, four poles per plans and specs (Eucalyptus)	1	LS	\$150,000.00	\$150,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
16	Soccer field – solar scoreboard and mount per plans and specs (Eucalyptus)	1	LS	\$26,700.00	\$26,700.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
17	Soccer field accessories including goal posts, striping, and (3) in-ground 15' long aluminum benches and (1) in-ground 15' long aluminum ADA accessible bench per plans and specs (Eucalyptus)	1	LS	\$23,800.00	\$23,800.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
18	Soccer field – 8' tall security fence with (1) 4' wide pedestrian/ADA gate along with their ramps and (1) 6' wide field maintenance gate per plans and specs (Eucalyptus)	1	LS	\$124,000.00	\$124,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
19	Soccer field – 6" perimeter curb per plans and specs (Eucalyptus)	1	LS	\$16,500.00	\$16,500.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
20	Soccer field – sump pump, pumps, and associated plumbing per plans and specs (Eucalyptus)	1	LS	\$51,000.00	\$51,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
21	Soccer field – relocate all existing utility boxes within soccer field area i.e. water, electric, irrigation, etc. per plans and specs (Eucalyptus)	1	LS	\$20,000.00	\$20,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
22	Drinking fountains and installation per plans and specs (Eucalyptus)	3	EA	\$4,600.00	\$13,800.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
23	Project Construction Signs (Both Parks)	2	EA	\$1,200.00	\$2,400.00	2.00	\$ 2,400.00	0.00	\$ -	0.00%	\$ 2,400.00
24	Removal and disposal of existing play equipment, together with their associated footings, rubber and sand (Both Parks)	1	LS	\$15,000.00	\$15,000.00	1.00	\$ 15,000.00	0.00	\$ -	0.00%	\$ 15,000.00

25	Installation of new play equipment or approved equal and performing all aspects of the work to complete this project in accordance with these plans and specifications or equivalent. (Both Parks)	1	LS	\$900,000.00	\$900,000.00	1.00	\$ 900,000.00	0.00	\$ -	0.00%	\$ 900,000.00
26	Installation of rubberized mat and its perimeter curb installation (Eucalyptus)	10000	SF	\$25.00	\$250,000.00	0.00	\$ -	10000.00	\$ 250,000.00	100.00%	\$ 250,000.00
27	Installation of rubberized mat and its perimeter curb installation (Ramona)	13000	SF	\$25.00	\$325,000.00	0.00	\$ -	13000.00	\$ 325,000.00	100.00%	\$ 325,000.00
28	Remove existing paint and crack seal, epoxy, and paint existing wading pool (Both Parks)	1	LS	\$2,500.00	\$2,500.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
29	Refurnish existing bathroom building, including removing and replacing wooden rafters, painting interior and exterior, changing toilet seats, replacing doors, repainting stalls and installing new automatic hand dryers, soap dispensers and baby changing stations (Eucalyptus)	1	LS	\$15,000.00	\$15,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
30	Refurnish existing restrooms – this includes painting interior and exterior, changing toilet seats, replacing entrance doors, replacing stall doors, repainting stalls and installing baby changing stations (Ramona)	1	LS	\$9,000.00	\$9,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
31	Remove and replace trash cans (Eucalyptus)	10	EA	\$700.00	\$7,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
32	New lighting around play equipment (Eucalyptus)	3	EA	\$900.00	\$2,700.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
33	Closed circuit security system including but not limited to cameras, poles, etc. (Both Parks)	4	LS		\$0.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
34	Install shaded canopy in proposed shaded picnic area per plans and specs (Ramona)	1	LS	\$34,600.00	\$34,600.00	0.00	\$ -	0.50	\$ 17,300.00	50.00%	\$ 17,300.00
35	Install concrete identification markers for each picnic table area - 5 total per plans and specs (Ramona)	1	LS	\$2,500.00	\$2,500.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
36	Repair existing Decomposed Granite (D.G.) in the Fitness Area, remove all trash, tree roots, etc. and replace with 4" D.G. (Ramona)	1	LS	\$4,500.00	\$4,500.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
37	Refresh horseshoe/bocce play area – including removal and replacement of existing 4' chain-link fence, (8) horseshoe backboards, and D.G./sand with sand (Ramona)	1	LS	\$5,000.00	\$5,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ -
38	Basketball and pickleball court restoration – removal of existing court paint, new floor paint, and basketball and pickleball striping (Ramona Park)	1	LS	\$37,000.00	\$37,000.00	0.00	\$ -	0.00	\$ -	0.00%	\$ 20,000.00
39	Brick Wall Restoration including cracked concrete (Ramona Park)	1	LS	\$20,000.00	\$20,000.00	0.00	\$ -	1.00	\$ 20,000.00	100.00%	\$ 1,600.00
40	Removal, disposal, and replacement of BBQ grills including clean-up per specs or approved equal (Ramona Park)	5	EA	\$800.00	\$4,000.00	0.00	\$ -	2.00	\$ 1,600.00	2.00	\$ -
Total Contract Price					\$ 2,658,173.00						

TOTAL	\$ 620,400.00	\$ 1,559,050.00
LESS RETENTION	\$ 31,020.00	\$ 77,952.50
LESS PREVIOUSLY PAID	\$0.00	\$ 891,717.50
TOTAL AMOUNT DUE	\$ 589,380.00	\$ 589,380.00

TOTAL AMOUNT DUE THIS 2ND PROGRESS PAYMENT:
Account # 727-4860-724-0-0-46654 \$ 345,705.00
Account # 727-4860-724-0-0-46664 \$ 243,675.00

This second Progress Payment is hereby submitted for your review and approval.


ITZEL ESTRADA
Project Engineer

MARTINEZ LANDSCAPE CO., INC.
12357 San Fernando Road Sylmar, CA 91342

Eucalyptus Park & Ramona Park Improvements

7/6/2026

Project #24-07

Invoice #2

				CONTRACT		PREVIOUS MONTH		CURRENT MONTH		TOTAL TO DATE	
ITEM#	APPOX. QUANTIT	UNIT	ITEM DESCRIPTION	Unit Price	Total Price	QUANTITY	Total Price	QUANTITY	Total Price	QUANTITY	AMOUNT
1	1	LS	Clearing and Grubbing/Implementation of BMPS/SWPP (Both Parks)	\$5,000.00	\$5,000.00	1.00	\$5,000.00		\$0.00	1.00	\$5,000.00
2	477	CY	Excavation (unclassified) (Eucalyptus)	\$65.00	\$31,005.00	250.00	\$16,250.00	100.00	\$6,500.00	350.00	\$22,750.00
3	1	LS	Soccer field - grading per plans and specs (Eucalyptus)	\$10,000.00	\$10,000.00		\$0.00		\$0.00	0.00	\$0.00
4	3,532	TON	Soccer field fill – gravel per plans and specs (Eucalyptus)	\$62.00	\$218,984.00		\$0.00		\$0.00	0.00	\$0.00
5	1,913	TON	Soccer field fill - sand per plans and specs (Eucalyptus)	\$52.00	\$99,476.00		\$0.00		\$0.00	0.00	\$0.00
6	2,004	CY	Soccer field fill - dirt per plans and specs (Eucalyptus)	\$52.00	\$104,208.00		\$0.00		\$0.00	0.00	\$0.00
7	1	LS	Soccer field fill – Bermuda grass seed per plans and specs or approved equal (Eucalyptus)	\$38,000.00	\$38,000.00		\$0.00		\$0.00	0.00	\$0.00
8	1	LS	Soccer field - 60 MIL polyvinyl liner per plans and specs (Eucalyptus)	\$20,000.00	\$20,000.00		\$0.00		\$0.00	0.00	\$0.00
9	1	LS	Soccer field - non-woven geotextile fabric per plans and specs (Eucalyptus)	\$18,000.00	\$18,000.00		\$0.00		\$0.00	0.00	\$0.00
10	5	EA	Soccer field – catch basins per plans and specs (Eucalyptus)	\$780.00	\$3,900.00		\$0.00		\$0.00	0.00	\$0.00
11	550	LF	Soccer field – 4” PVC pipe per plans and specs (Eucalyptus)	\$12.00	\$6,600.00		\$0.00		\$0.00	0.00	\$0.00
12	260	LF	Soccer field – 8” PVC pipe per plans and specs (Eucalyptus)	\$20.00	\$5,200.00		\$0.00		\$0.00	0.00	\$0.00
13	900	LF	Soccer field – 1” perforated flat drains, AdvanEdge Drain Pipe per plans and specs or approved equal (Eucalyptus)	\$12.00	\$10,800.00		\$0.00		\$0.00	0.00	\$0.00
14	1	LS	Soccer field – irrigation system including valves, sprinkler heads, pipes, etc. per plans and specs (Eucalyptus)	\$25,000.00	\$25,000.00		\$0.00		\$0.00	0.00	\$0.00
15	1	LS	Soccer field – lighting, four poles per plans and specs (Eucalyptus)	\$150,000.00	\$150,000.00		\$0.00		\$0.00	0.00	\$0.00
16	1	LS	Soccer field – solar scoreboard and mount per plans and specs (Eucalyptus)	\$26,700.00	\$26,700.00		\$0.00		\$0.00	0.00	\$0.00
17	1	LS	Soccer field accessories including goal posts, striping, and (3) in-ground 15’ long aluminum benches and (1) in-ground 15’ long aluminum ADA accessible bench per plans and specs (Eucalyptus)	\$23,800.00	\$23,800.00		\$0.00		\$0.00	0.00	\$0.00
18	1	LS	Soccer field – 8’ tall security fence with (1) 4’ wide pedestrian/ADA gate along with their ramps and (1) 6’ wide field maintenance gate per plans and specs (Eucalyptus)	\$124,000.00	\$124,000.00		\$0.00		\$0.00	0.00	\$0.00
19	1	LS	Soccer field – 6” perimeter curb per plans and specs (Eucalyptus)	\$16,500.00	\$16,500.00		\$0.00		\$0.00	0.00	\$0.00
20	1	LS	Soccer field – sump pump, pumps, and associated plumbing per plans and specs (Eucalyptus)	\$51,000.00	\$51,000.00		\$0.00		\$0.00	0.00	\$0.00
21	1	LS	Soccer field – relocate all existing utility boxes within soccer field area i.e. water, electric, irrigation, etc. per plans and specs (Eucalyptus)	\$20,000.00	\$20,000.00		\$0.00		\$0.00	0.00	\$0.00
22	3	EA	Drinking fountains and installation per plans and specs (Eucalyptus)	\$4,600.00	\$13,800.00		\$0.00		\$0.00	0.00	\$0.00
23	2	EA	Project Construction Signs (Both Parks)	\$1,200.00	\$2,400.00	2.00	\$2,400.00		\$0.00	2.00	\$2,400.00

24	1	LS	Removal and disposal of existing play equipment, together with their associated footings, rubber and sand (Both Parks)	\$15,000.00	\$15,000.00	1.00	\$15,000.00		\$0.00	1.00	\$15,000.00
25	1	LS	Installation of new play equipment or approved equal and performing all aspects of the work to complete this project in accordance with these plans and specifications or equivalent. (Both Parks)	\$900,000.00	\$900,000.00	1.00	\$900,000.00		\$0.00	1.00	\$900,000.00
26	10,000	SF	Installation of rubberized mat and its perimeter curb installation (Eucalyptus)	\$25.00	\$250,000.00		\$0.00	10,000.00	\$250,000.00	10000.00	\$250,000.00
27	13,000	SF	Installation of rubberized mat and its perimeter curb installation (Ramona)	\$25.00	\$325,000.00		\$0.00	13,000.00	\$325,000.00	13000.00	\$325,000.00
28	1	LS	Remove existing paint and crack seal, epoxy, and paint existing wading pool (Both Parks)	\$2,500.00	\$2,500.00		\$0.00		\$0.00	0.00	\$0.00
29	1	LS	Refurnish existing bathroom building, including removing and replacing wooden rafters, painting interior and exterior, changing toilet seats, replacing doors, repainting stalls and installing new automatic hand dryers, soap dispensers and baby changing stations (Eucalyptus)	\$15,000.00	\$15,000.00		\$0.00		\$0.00	0.00	\$0.00
30	1	LS	Refurnish existing restrooms – this includes painting interior and exterior, changing toilet seats, replacing entrance doors, replacing stall doors, repainting stalls and installing baby changing stations (Ramona)	\$9,000.00	\$9,000.00		\$0.00		\$0.00	0.00	\$0.00
31	10	EA	Remove and replace trash cans (Eucalyptus)	\$700.00	\$7,000.00		\$0.00		\$0.00	0.00	\$0.00
32	3	EA	New lighting around play equipment (Eucalyptus)	\$900.00	\$2,700.00		\$0.00		\$0.00	0.00	\$0.00
33	4	LS	Closed circuit security system including but not limited to cameras, poles, etc. (Both Parks)		\$0.00		\$0.00		\$0.00	0.00	\$0.00
34	1	LS	Install shaded canopy in proposed shaded picnic area per plans and specs (Ramona)	\$34,600.00	\$34,600.00		\$0.00	0.50	\$17,300.00	0.50	\$17,300.00
35	1	LS	Install concrete identification markers for each picnic table area -5 total per plans and specs (Ramona)	\$2,500.00	\$2,500.00		\$0.00		\$0.00	0.00	\$0.00
36	1	LS	Repair existing Decomposed Granite (D.G.) in the Fitness Area, remove all trash, tree roots, etc. and replace with 4” D.G. (Ramona)	\$4,500.00	\$4,500.00		\$0.00		\$0.00	0.00	\$0.00
37	1	LS	Refresh horseshoe/bocce play area – including removal and replacement of existing 4’ chain-link fence, (8) horseshoe backboards, and D.G./sand with sand (Ramona)	\$5,000.00	\$5,000.00		\$0.00		\$0.00	0.00	\$0.00
38	1	LS	Basketball and pickleball court restoration – removal of existing court paint, new floor paint, and basketball and pickleball striping (Ramona Park)	\$37,000.00	\$37,000.00		\$0.00		\$0.00	0.00	\$0.00
39	1	LS	Brick Wall Restoration including cracked concrete (Ramona Park)	\$20,000.00	\$20,000.00		\$0.00	1.00	\$20,000.00	1.00	\$20,000.00
40	5	EA	Removal, disposal, and replacement of BBQ grills including clean-up per specs or approved equal (Ramona Park)	\$800.00	\$4,000.00		\$0.00	2.00	\$1,600.00	2.00	\$1,600.00
41			Change Order: At Ramona Park Additional landscape plants and new grass areas, irrigation system, DG paths, grading, grass, removal.	\$111,825.00	\$111,825.00				\$0.00	0.00	\$0.00

TOTAL=	\$2,769,998.00	\$938,650.00	\$620,400.00	\$1,559,050.00
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Total Amount Before Retention	\$620,400.00
Less 5% Retention	\$31,020.00
Total Amount Due	\$589,380.00



AGENDA ITEM NO. 26.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #3 in the amount of \$56,710.00 due to Martinez Landscape Co., Inc. for the Alley Improvement Project (Project #25-08).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #3 for Martinez Landscape Co., Inc.

DISCUSSION:

This project involves the rehabilitation of deteriorated alleys as part of the Alley Improvement Project (City Project No. 25-08). The work includes excavation and removal of damaged pavement and base materials, preparation and compaction of the subgrade, installation of Crushed Miscellaneous Base (CMB), and placement of new concrete pavement to improve safety, accessibility, and durability within the public right-of-way.

This progress payment includes completed work such as excavation and removal of existing pavement, initial subgrade preparation and compaction, installation of base materials, and project mobilization activities necessary to begin concrete placement.

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. City departments shall continue to work cooperatively to ensure that improvements to infrastructure are kept apace of wear and tear.

FISCAL IMPACT:

None. Funding for this progress payment, in the amount of \$56,710.00, is included in the adopted Fiscal Year 2025–2026 budget and will be paid using funds from the Community Development Block Grant (CDBG) program, with no additional impact to the City's General Fund.

NOTICING PROCEDURE:

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

ATTACHMENTS

Progress Payment #3

MARTINEZ LANDSCAPE CO., INC.
12357 San Fernando Road Sylmar, CA 91342

Alley Reconstruction Project #25-08

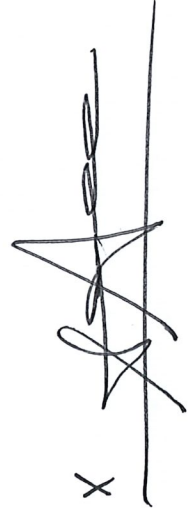
7/6/2026

Invoice #3

ITEM#	QUANTITY	UNIT	ITEM DESCRIPTION	CONTRACT		PREVIOUS MONTH		CURRENT MONTH		TOTAL TO DATE	
				Unit Price	Total Price	QUANTITY	Total Price	QUANTITY	Total Price	QUANTITY	AMOUNT
1	1	LS	Construction Survey	\$ 1,500.00	\$1,500.00	0.95	\$1,425.00		\$0.00	0.95	\$1,425.00
2	1	LS	Cleaning and Grubbing/Implementation of BMPs	\$ 1,000.00	\$1,000.00	0.95	\$950.00		\$0.00	0.95	\$950.00
3	7	EA	Adjust Manhole (MH) Frames and Cover to Grade	\$ 375.00	\$2,625.00	6.20	\$2,325.00		\$0.00	6.20	\$2,325.00
4	2	EA	Adjust Utility Covers to Grade	\$ 300.00	\$600.00	1.50	\$450.00		\$0.00	1.50	\$450.00
5	300	CY	Excavation (unclassified) for Potential Excess Excavation.	\$ 65.00	\$19,500.00	295.00	\$19,175.00	120.00	\$7,800.00	415.00	\$26,975.00
6	100	TONS	Asphalt Concrete (PG-64-16)	\$ 150.00	\$15,000.00	90.00	\$13,500.00		\$0.00	90.00	\$13,500.00
7	200	LF	Remove and excavate existing curb and gutter and construct new curb and gutter per SPPWC Std. 120-2 type A2-8(200) over 6" CMB	\$ 47.00	\$9,400.00	195.00	\$9,165.00		\$0.00	195.00	\$9,165.00
8	2000	SF	Remove and excavate existing sidewalk and construct new 4" thick, sidewalk over 4" CMB	\$ 8.90	\$17,800.00	1960.00	\$17,444.00		\$0.00	1960.00	\$17,444.00
9	24,000	SF	Remove and excavate existing 16" deep alley pavement (asphalt, concrete) and base materials and construct new doweled 8" PCC pavement over 8" CMB.	\$ 11.00	\$264,000.00	23000.00	\$253,000.00	3,810.00	\$41,910.00	26810.00	\$294,910.00
10	2,500	SF	Remove and excavate existing ADA curb ramp and Construct new ADA curb ramp over 4" CMB per SPPWC Std. 111-L-4 and Cal-Trans Std. A88A.	\$ 18.00	\$45,000.00	2455.00	\$44,190.00		\$0.00	2455.00	\$44,190.00
11	300	CY	Crushed Miscellaneous Base (CMB) for Potential Excess Backfill.	\$ 35.00	\$10,500.00	295.00	\$10,325.00	200.00	\$7,000.00	495.00	\$17,325.00
TOTAL=					\$386,925.00		\$371,949.00		\$56,710.00		\$428,659.00

Total Amount Before Retention
Less 5% Retention
Total Amount Due

\$56,710.00
~~\$2,835.50~~
\$53,874.50

X 

RE: PROGRESS PAYMENT NO. 3 FOR ALLEY IMPROVEMENT PROJECT (Project #25-08)

The following is a detailed breakdown of Progress Payment No.3 due to Martinez Landscape Company, INC, 12357 San Fernando Road, Sylmar, CA 91342 for work done on the subject project through June and July, 2026.

Description	Contract Quantity	Unit	Unit Price	Contract Amount	Qty or % Previous	Qty or % This estimate	Amount This Estimate	Total Qty or % to Date	Total Amount to Date
1 Construction Survey	1	LS	\$1,500.00	\$ 1,500.00	0.95	0.00	\$ -	0.95	\$ 1,425.00
2 Clearing and Grubbing/Implementation of BMPs	1	LS	\$1,000.00	\$ 1,000.00	0.95	0.00	\$ -	0.95	\$ 950.00
3 Adjust Manhole (MH) Frames and Cover to Grade	7	EA	\$375.00	\$ 2,625.00	6.20	0.00	\$ -	6.20	\$ 2,325.00
4 Adjust Utility Covers to Grade	2	EA	\$300.00	\$ 600.00	1.50	0.00	\$ -	1.50	\$ 450.00
5 Excavation (unclassified) for Excess Excavation	300	CY	\$65.00	\$ 19,500.00	295.00	120.00	\$ 7,800.00	415.00	\$ 26,975.00
6 Asphalt Concrete (FG-64-16)	100	TON	\$150.00	\$ 15,000.00	90.00	0.00	\$ -	90.00	\$ 13,500.00
7 Remove and excavate existing curb and gutter and construct new curb and gutter per SPPWC Std. 120-2, type A2-8(200) over 6" CMB	200	LF	\$47.00	\$ 9,400.00	195.00	0.00	\$ -	195.00	\$ 9,165.00
8 Remove and excavate existing sidewalk and construct new 4" thick sidewalk over 4" CMB	2,000	SF	\$8.90	\$ 17,800.00	1960.00	0.00	\$ -	1960.00	\$ 17,444.00
9 Remove and Excavate existing 16" deep alley pavement (asphalt, concrete) and base materials and construct new doweled 8" PCC Pavement over 8" CMB	24,000	SF	\$11.00	\$ 264,000.00	23000.00	3,810.00	\$ 41,910.00	26810.00	\$ 294,910.00
10 Remove and excavate existing ADA Curb ramp and Construct new ADA curb ramp over 4" CMB per SPPWC Std. 111-4 and Cal-Trans Std. A88A	2500	SF	\$18.00	\$ 45,000.00	2455.00	0.00	\$ -	2455.00	\$ 44,190.00
11 Crushed Miscellaneous Base (CMB) for Excess Backfill	300	CY	\$35.00	\$ 10,500.00	295.00	200.00	\$ 7,000.00	495.00	\$ 17,325.00
Total Contract Price							\$ 386,925.00		
TOTAL							\$ 56,710.00		\$ 428,659.00
LESS RETENTION							\$ 2,835.50		\$ 21,432.95
LESS PREVIOUSLY PAID							\$0.00		FALSE
TOTAL AMOUNT DUE							\$ 53,874.50		\$ 407,226.05

TOTAL AMOUNT DUE THIS 3RD PROGRESS PAYMENT:

Account # 727-4830-717-0-0-47754 \$ 53,874.50

This 3rd Progress Payment is hereby submitted for your review and approval.



Marco Lopez

Project Engineer



AGENDA ITEM NO. 27.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #6 in the amount of \$21,439.59 due to Jermax Construction Inc. of San Fernando, CA for Holly Park Restroom Renovation (Project #25-07).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #6 and project change order #3 to Jermax Construction Inc. of San Fernando, CA.

DISCUSSION:

This project involves the complete demolition and replacement of the existing restroom building at Holly Park. The new structure will be a multi-use facility that includes restrooms, a snack bar, office space, a storage room, a drinking fountain, and an electrical room. The project also includes upgrades to the surrounding landscape and site features to improve accessibility, sustainability, and overall functionality.

This progress payment includes work done for completion of flag pole and payment of CO#2 approved during the City Council meeting of 06/23/2026.

Change order #3 includes restroom wall tile installation; installation of new camera conduit, as directed by HPD IT; installation of a new electrical box and conduit to a storage room including roof penetration waterproofing; electrical work for a new office AC unit including coring and connections; fabrication and installation of a metal security cage around the AC unit, and fabrication of two metal roll-up doors for the snack bar windows. The cost of project change order no. 3 is \$33,235.29.

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. City departments shall continue to work cooperatively to ensure that improvements to infrastructure are kept apace of wear and tear.

FISCAL IMPACT:

None. Funds for this progress payment in amount of \$21,439.59 is available in the adopted Fiscal Year 2025-2026 budget and will be paid through the Baldwin Hills and Urban Watersheds Conservancy Grant Program (Prop 40) and local shares.

NOTICING PROCEDURE:

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

ATTACHMENTS

Holly Park Restroom PP6

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250

July 14, 2026
Council Date

RE: PROGRESS PAYMENT NO. 6 FOR Holly Park Restroom Renovation Project (Project #: 25-07)

The following is a detailed breakdown of **Progress Payment No.6** due to Jermax Construction Inc., 11275 San Fernando Rd, San Fernando CA 91340, for work done on the subject project through June 30th, 2026.

	Description	Contract Quantity	Unit	Unit Price	Contract Amount	% Previous	Qty Previous	Qty or % This estimate	\$ Amount This Estimate	Total Qty or % to Date	Total \$ Amount to Date
1	DEMOLITION, CLEARING AND GRUBBING / IMPLEMENTATION OF BMPS/SWPPP	1	LS	\$ 68,500.00	\$ 68,500.00	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 68,500.00
2	DRAINAGE	1	LS	\$ 22,500.00	\$ 22,500.00	34.4%	\$ 7,750.00	0.0%	\$ -	100.0%	\$ 22,500.00
3	SEWER	1	LS	\$ 25,000.00	\$ 25,000.00	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 25,000.00
4	CONCRETE PAVING	1	LS	\$ 55,000.00	\$ 55,000.00	0.0%	\$ 11,250.00	0.0%	\$ -	79.5%	\$ 55,000.00
5	PLUMBING	1	LS	\$ 288,000.00	\$ 288,000.00	13.9%	\$ 40,000.00	0.0%	\$ -	100.0%	\$ 288,000.00
6	PAINTING	1	LS	\$ 30,000.00	\$ 30,000.00	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 30,000.00
7	RESTROOM BUILDING	1	LS	\$ 88,000.00	\$ 88,000.00	13.1%	\$ 11,500.00	0.0%	\$ -	100.1%	\$ 88,000.00
8	ELECTRICAL	1	LS	\$ 65,000.00	\$ 65,000.00	23.1%	\$ 15,000.00	0.0%	\$ -	94.7%	\$ 61,500.00
9	PLANTING/LANDSCAPING	1	LS	\$ 41,000.00	\$ 41,000.00	0.0%	\$ -	0.0%	\$ -	50.0%	\$ 20,500.00
10	IRRIGATION	1	LS	\$ 30.00	\$ 51,000.00	0.0%	\$ 20,000.00	0.0%	\$ -	20.0%	\$ 30,200.00
11	FLAG POLE REMOVAL AND INSTALLATION	1	LS	\$ 15.00	\$ 35,000.00	0.0%	\$ -	40.0%	\$ 14,000.00	100.0%	\$ 35,000.00
12	PROJECT CONSTRUCTION SIGN	1	EA	\$ 950.00	\$ 10,000.00	0.0%	\$ -	0.0%	\$ -	100.0%	\$ 10,000.00
13	CCO#1: Pole and Conduit & Extra concrete for slab	1	LS	\$ 38,904.04	\$ 38,904.04	0.0%	\$ 38,904.04	0.0%	\$ -	100.0%	\$ 38,904.04
14	CCO#2: Wading pool, hand dryers, and drone station.	1	LS	\$ 8,567.98	\$ 8,567.98	0.0%	\$ -	100.0%	\$ 8,567.98	100.0%	\$ 8,567.98
15	CCO#3: tile, IT conduit, electrical box, AC electrical work, AC cage, window guards, metal roll-up doors	1	LS	\$ 33,235.29	\$ 33,235.29	0.0%	\$ -	0.0%	\$ -	0.0%	\$ -
Total Contract Price					\$817,904.04						
									TOTAL	\$ 22,567.98	\$ 781,672.02
									LESS RETENTION	\$ 1,128.39	\$ 39,083.60
									LESS PREVIOUSLY PAID		\$ 721,148.84
TOTAL AMOUNT DUE										\$ 21,439.59	\$ 21,439.58

TOTAL AMOUNT DUE THIS 6TH PROGRESS PAYMENT:
Account # 332-6110-000-0-0-40514 \$ 21,439.59

This **sixth** Progress Payment is hereby submitted for your review and approval.


ITZEL ESTRADA
Project Engineer

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702/CMa

PAGE ONE OF 1 PAGES

To Contractor: Jermax Construction Inc.
11275 San Fernando Rd
San Fernando CA 91340
FROM SUBCONTRACTOR:

PROJECT: Holly Park
2058 W 120th st
Hawthorne CA 90250

APPLICATION NO: 6
PERIOD TO: 6/1/2026-6/15/2026
PROJECT NO: 2507
SUBMITTED DATE:

Distribution to:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

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	\$	779,000.00
2. Net change by Change Orders	\$	47,472.02
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	826,472.02
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	822,972.02
5. RETAINAGE:		
a. 5 % of Completed Work	\$	41,148.60
(Column D + E on G703)		
b. 5 % of Stored Material	\$	-
(Column F on G703)		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	41,148.60
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	781,823.42
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	721,148.84
8. CURRENT PAYMENT DUE	\$	60,674.58
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	44,648.60

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net Change by Change Order	\$0.00	

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:

By:  Date: 6/29/2026
State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

CONTINUATION SHEET										AIA DOCUMENT G703	
										APPLICATION NUMBER: 5	
AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.										APPLICATION DATE: 6/6/2026	
In tabulations below, amounts are stated to the nearest dollar.										PERIOD TO: 5/1/2026-5/31/2026	
Use Column I on Contracts where variable retainage for line items may apply.										PROJECT NO:	
A.		B.	C.	D.	E.		F.	6/1/2026-6/15/2026		H.	I.
ITEM NO.	CSI NUMBER	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE	
					WORK IN PLACE	STORED MATERIALS				5%	
1		DEMOLITION, CLEARING AND GRUBBING / IMPLEMENTATION OF BMPS/SWPPP	\$ 68,500.00	\$ 68,500.00	\$ -	\$ -	\$ 68,500.00	100.0%	\$ -	\$	3,425.00
2		DRAINAGE	\$ 22,500.00	\$ 22,500.00		\$ -	\$ 22,500.00	100.0%	\$ -	\$	1,125.00
3		SEWER	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	100.0%	\$ -	\$	1,250.00
4		CONCRETE PAVING	\$ 55,000.00	\$ 55,000.00		\$ -	\$ 55,000.00	100.0%	\$ -	\$	2,750.00
5		PLUMBING	\$ 288,000.00	\$ 288,000.00	\$ -	\$ -	\$ 288,000.00	100.0%	\$ -	\$	14,400.00
6		PAINTING	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	100.0%	\$ -	\$	1,500.00
7		RESTROOM BUILDING	\$ 88,000.00	\$ 88,000.00	\$ -	\$ -	\$ 88,000.00	100.0%	\$ -	\$	4,400.00
8		ELECTRICAL	\$ 65,000.00	\$ 61,500.00		\$ -	\$ 61,500.00	94.6%	\$ 3,500.00	\$	3,075.00
9		PLANTING/LANDSCAPING	\$ 41,000.00	\$ 20,500.00	\$ 20,500.00	\$ -	\$ 41,000.00	100.0%	\$ -	\$	2,050.00
10		IRRIGATION ** Digging	\$ 51,000.00	\$ 30,200.00	\$ 20,800.00	\$ -	\$ 51,000.00	100.0%	\$ -	\$	2,550.00
11		FLAG POLE REMOVAL AND INSTALLATION	\$ 35,000.00	\$ 21,000.00	\$ 14,000.00	\$ -	\$ 35,000.00	100.0%	\$ -	\$	1,750.00
12		PROJECT CONSTRUCTION SIGN	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	100.0%	\$ -	\$	500.00
13				\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$	-
14			\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$	-
		ORIGINAL CONTRACT TOTAL:	\$ 779,000.00	\$ 720,200.00	\$ 55,300.00	\$ -	\$ 775,500.00	99.6%	\$ 3,500.00	\$	38,775.00
1		Change Order No. 1	\$ 4,223.08	\$ 4,223.08	\$ -	\$ -	\$ 4,223.08	100.0%	\$ -	\$	211.15
2		Change Order No. 2	\$ 34,680.96	\$ 34,680.96	\$ -	\$ -	\$ 34,680.96	100.0%	\$ -	\$	1,734.05
3		Change Order No. 3	\$ 1,538.53	\$ -	\$ 1,538.53	\$ -	\$ 1,538.53	100.0%	\$ -	\$	76.93
4		Change Order No. 4	\$ 3,619.79	\$ -	\$ 3,619.79	\$ -	\$ 3,619.79	100.0%	\$ -	\$	180.99
5		Change Order No. 5	\$ 3,409.66	\$ -	\$ 3,409.66	\$ -	\$ 3,409.66	100.0%	\$ -	\$	170.48
6			\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$	-
7			\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$	-
8			\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	\$ -	\$	-
		CHANGE ORDER TOTAL:	\$ 47,472.02	\$ 38,904.04	\$ 8,567.98	\$ -	\$ 47,472.02	0.0%	\$ -	\$	2,373.60
		GRAND TOTALS:	\$ 826,472.02	\$ 759,104.04	\$ 63,867.98	\$ -	\$ 822,972.02	99.6%	\$ 3,500.00	\$	41,148.60



CONTRACT CHANGE ORDER NO. 2

PROJECT: Holly Park Restroom Renovation (25-07)
FEDERAL NO. _____ MTA NO. _____ CONTRACT NO. 25-07
TO: Jermx Construction Inc.

You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

NOTE: This change order is not effective until approved by the Engineer.

Description of work to be done, estimate of quantities, and prices to be paid. Segregate between additional work of contract price, agreed price and force account. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by: PROJECT ENGINEER

The last percentage shown is the net accumulated increase or decrease from the original quantity in the Engineer's Estimate.

The work to be performed or executed under this change order consists of and includes the furnishing and installation of all materials necessary for the following work:

CO #3 – \$1,538.53

This change order covers additional work associated with the wading pool improvements. The scope includes trenching for the installation of electrical conduit and the installation of a sump to accommodate a future pump installation by others.

CO #4 – \$3,619.79

This change order provides for the installation and associated electrical work for three hand dryers. The original project plans specified two hand dryers; however, an additional unit is being installed, resulting in one hand dryer being provided in each ADA-compliant restroom stall and one hand dryer in the snack shop area.

CO #5 – \$3,409.66

This change order covers the installation of conduit to serve a rooftop drone station, as well as the installation of the drone station and all associated electrical and carpentry work required for the construction of the supporting platform. This work was requested and directed by the Hawthorne Police Department.

Total price for this change order is \$ 8,567.98.

Decrease \$ _____ or Increase \$ _____.

By reason of this order the time of completion will be adjusted as follows: _____

Submitted by, Construction Inspector: _____ Date: 06/16/2026
Approval Recommended, Project Engineer: Itzel Estrada *Itzel Estrada* Date: 06/16/2026
Approved, Public Works Dir.: Akbar Farokhi *Akbar Farokhi* Date: 06/16/2026

We, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise by noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices shown above.

Accepted, Date: _____ Contractor: _____
By: _____ Title: _____

If the Contractor does not sign acceptance of this order, their attention is directed to the requirement of the specification as to proceeding with the ordered work and filing a written protest within the time therein specified.

Change Order Proposal



Contractor Name: Jermax Construction Inc.
Issued To:
Date: 6/15/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1	3" PVC UNDERGROUND	LABOR 8 HOURS (1 GUYS 2 DAY) X RATE \$75.09 PREVAILING WAGE RATE		\$ 600.72
2	RUNNING OF PIPES	LABOR 8 HOURS (1 GUYS 2 DAY) X RATE \$75.09 PREVAILING WAGE RATE		\$ 600.72
3				
MATERIAL				
1		Material		\$ 250.00
2				
			SUBTOTAL	\$ 1,451.44

J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL	Line Item 1	5%	\$	12.50	
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR	Line Item 1 + 2	5%	\$	60.07	
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT		0%	\$	-	
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL		Line Item 2	5%	\$	-
	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - LABOR		Line Item 3	5%	\$	-
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST		0%	\$	-	
N	SALES TAX		0.00%	\$	-	
O	BOND FEE		1.00%	\$	14.51	
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)				\$	1,538.53	

Change Order Proposal



Contractor Name: Jermax Construction Inc.
Issued To:
Date: 6/10/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1	ELECTRICAL WORK	ELECTRICAL 16 HOURS (1 GUYS 2 DAY) X RATE \$85 PREVAILING WAGE RATE		\$ 816.00
2	FRAMING WORK	CARPENTER 4 HOURS (1 GUYS .5 DAY X RATE 75.09 PREVAILING WAGE RATE		\$ 180.22
3				
MATERIAL				
1		MATERIAL	1	\$ 350.00
2		ADDITIONAL HAND DRYERS	3	\$ 1,755.00
			SUBTOTAL	\$ 3,101.22

J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL	Line Item 1	5%	\$	437.75
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR	Line Item 1 + 2	5%	\$	49.81
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT		0%	\$	-
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL	LINE ITEM 2	5%	\$	-
	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - LABOR	LINE ITEM 3	5%		
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST		0%	\$	-
N	SALES TAX		0.00%	\$	-
O	BOND FEE		1.00%	\$	31.01
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)				\$	3,619.79

Change Order Proposal



Contractor Name: Jermax Construction Inc.
Issued To:
Date: 4/21/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1	ELECTRICAL WORK	ELECTRICAL 24 HOURS (1 GUYS 2 DAY) X RATE \$85 PREVAILING WAGE RATE		\$ 2,040.00
2	FRAMING WORK	CARPENTER 8 HOURS (1 GUYS 1 DAY X RATE 75.09 PREVAILING WAGE RATE		\$ 600.72
3				
MATERIAL				
1		MATERIAL	1	\$ 550.00
2				
			SUBTOTAL	\$ 3,190.72

J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL	Line Item 1	5%	\$	27.50
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR	Line Item 1 + 2	5%	\$	132.04
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT		0%	\$	-
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL	LINE ITEM 2	5%	\$	27.50
	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - LABOR	LINE ITEM 3	5%	\$	-
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST		0%	\$	-
N	SALES TAX		0.00%	\$	-
O	BOND FEE		1.00%	\$	31.91
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)				\$	3,409.66



CONTRACT CHANGE ORDER NO. 3

PROJECT: Holly Park Restroom Renovation (25-07)

FEDERAL NO. _____ MTA NO. _____ CONTRACT NO. 25-07

TO: Jermx Construction Inc.

You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

NOTE: This change order is not effective until approved by the Engineer.

Description of work to be done, estimate of quantities, and prices to be paid. Segregate between additional work of contract price, agreed price and force account. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by: PROJECT ENGINEER

The last percentage shown is the net accumulated increase or decrease from the original quantity in the Engineer's Estimate.

The work to be performed or executed under this change order consists of and includes the furnishing and installation of all materials necessary for the following work:

CO#6 - \$9,049.81

The scope of work includes furnishing all materials and labor required for restroom wall tile installations, including cement board, approved tile underlayment, and tile materials. Work includes substrate preparation, installation of cement board and underlayment, wall tile setting, grouting, sealing, and finishing in accordance with the project plans, specifications, and manufacturer requirements.

CO#8 - \$6,161.02

The scope of work includes providing all labor and materials for the installation of new conduit for security cameras, including building core drilling, conduit, fittings, supports, and all work required by HPD IT for a complete installation.

CO#9 - \$7,233.30

The scope of work includes providing all labor and materials for the installation of a new electrical box and conduit routed to the storage room, including core drilling, roof penetrations, waterproofing, conduit, fittings, and all associated work as directed by HPD IT for a complete installation.

Total price for this change order is \$ 33,235.29

Decrease \$ _____ or Increase \$ _____

By reason of this order the time of completion will be adjusted as follows: _____

Submitted by, Construction Inspector: _____

Date: _____

Approval Recommended, Project Engineer: [Signature]

Date: 07/08/2026

Approved, City Engineer: [Signature]

Date: 07/08/2026

We, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise by noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices shown above.

Accepted, Date: _____ Contractor: _____

By: _____ Title: _____

If the Contractor does not sign acceptance of this order, their attention is directed to the requirement of the specification as to proceeding with the ordered work and filing a written protest within the time therein specified.



CONTRACT CHANGE ORDER NO. 3

PROJECT: Holly Park Restroom Renovation (25-07)
FEDERAL NO. _____ MTA NO. _____ CONTRACT NO. 25-07
TO: Jermax Construction Inc.

You are hereby directed to make the herein described changes from the plans and specifications or do the following described work not included in the plans and specifications on this contract.

NOTE: This change order is not effective until approved by the Engineer.

Description of work to be done, estimate of quantities, and prices to be paid. Segregate between additional work of contract price, agreed price and force account. Unless otherwise stated, rates for rental of equipment cover only such time as equipment is actually used and no allowance will be made for idle time.

Change requested by: PROJECT ENGINEER

The last percentage shown is the net accumulated increase or decrease from the original quantity in the Engineer's Estimate.

The work to be performed or executed under this change order consists of and includes the furnishing and installation of all materials necessary for the following work:

CO#10 - \$1,366.10

The scope of work includes providing all labor and materials for the installation of a new electrical box and conduit routed to the storage room, including core drilling, roof penetrations, waterproofing, conduit, fittings, and all associated work as directed by HPD IT for a complete installation.

CO#11 - \$2,446.93

The scope of work includes providing all labor and materials for the fabrication and installation of a metal security cage around the AC unit, including all mounting hardware and accessories required for a complete installation.

CO#12 - \$2,656.93

The scope of work includes providing all labor and materials for the electrical installation of a new AC unit in the office space, including core drilling, conduit, wiring, disconnects, electrical connections, and all associated materials required for a complete and operational installation.

CO#13 - \$4,332.20

This scope of work includes the furnishing and installation of two metal roll-up service doors/windows for the snack bar. Work includes all necessary materials, hardware, and installation required to provide a complete and fully operational system.

Total price for this change order is \$ 33,235.29.

Decrease \$ _____ or Increase \$ _____.

By reason of this order the time of completion will be adjusted as follows: _____

Submitted by, Construction Inspector: _____

Date: _____

Approval Recommended, Project Engineer: [Signature]

Date: 07/08/2026

Approved, City Engineer: M. D. [Signature]

Date: 07/08/2026

We, the undersigned contractor, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, except as may otherwise be noted above, and perform all services necessary for the work above specified, and will accept as full payment therefor the prices shown above.

Accepted, Date: _____ Contractor: _____
By: _____ Title: _____

If the Contractor does not sign acceptance of this order, their attention is directed to the requirement of the specification as to proceeding with the ordered work and filing a written protest within the time therein specified.

Jermax Construction Inc.

Change Order Proposal



Change Order Proposal No. CHANGE ORDER - JRC-06R2026
 Project Name: HOLLY PARK -
 Project Number/Contract No.
 Project Address: 2058 W 120TH ST HAWTHORNE CA
 Description: Tile Work
 Contractor Name: Jermax Construction Inc.
 Issued To:
 Date: 6/10/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1		Cement Board Installation 3 guys 2 days (total of 605 sqft) Rate 81.32	24	\$ 1,951.68
2		Tile Installation 2 guys 3 days (total of 605 sqft) Rate 75.59	16	\$ 1,209.44
3		Underlayment Installation 2 guys 1 day (Total of 605 sqft) Rate 75.59	16	\$ 1,209.44
MATERIAL				
1		MATERIAL	1	\$ 4,167.00
2				
			SUBTOTAL	\$ 8,537.56
J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL Line Item 1		5%	\$ 208.35
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR Line Item 1 + 2 + 3		5%	\$ 218.53
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT		0%	\$ -
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL LINE ITEM 2		5%	\$ -
	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - LABOR LINE ITEM 3		5%	\$ -
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST		0%	\$ -
N	SALES TAX		0.00%	\$ -
O	BOND FEE		1.00%	\$ 85.38
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)			\$	9,049.81

Jermax Construction Inc.

Change Order Proposal



Change Order Proposal No. CHANGE ORDER - JRC-082026
 Project Name: HOLLY PARK -
 Project Number/Contract No.
 Project Address: 2058 W 120TH ST HAWTHORNE CA
 Description: New Camera Line - Front of the Building
 Contractor Name: Jermax Construction Inc.
 Issued To:
 Date: 6/10/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1		Electrical Work 2 Guys 3 Days x Rate 85.00		\$ 4,080.00
2		Patch Work and Coring 1 guy 1 day x 75.09		\$ 600.72
3				\$ -
MATERIAL				
1		Material	1	\$ 869.75
2				
3				
			SUBTOTAL	\$ 5,550.47

J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL Line Item 1	5%	\$	43.49
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR Line Item 1 + 2 + 3	5%	\$	234.04
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT	0%	\$	-
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL LINE ITEM 2	5%	\$	277.52
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST	0%	\$	-
N	SALES TAX	0.00%	\$	-
O	BOND FEE	1.00%	\$	55.50
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)				\$ 6,161.02

Jermax Construction Inc.

Change Order Proposal



Change Order Proposal No. CHANGE ORDER - JRC-092026
 Project Name: HOLLY PARK -
 Project Number/Contract No.
 Project Address: 2058 W 120TH ST HAWTHORNE CA
 Description: New Box and Conduit For IT
 Contractor Name: Jermax Construction Inc.
 Issued To:
 Date: 6/10/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1		Electrical Work 2 Guys 3 Days x Rate 85.00		\$ 4,080.00
2		Waterproofing 1 guy 2 day x 75.09		\$ 1,201.44
MATERIAL				
1		Material	1	\$ 1,235.05
			SUBTOTAL	\$ 6,516.49

J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL Line Item 1	5%	\$	61.75
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR Line Item 1 + 2 + 3	5%	\$	264.07
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT	0%	\$	-
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL LINE ITEM 2	5%	\$	325.82
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST	0%	\$	-
N	SALES TAX	0.00%	\$	-
O	BOND FEE	1.00%	\$	65.16
	GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)		\$	7,233.30

Jermax Construction Inc.

Change Order Proposal



Change Order Proposal No. CHANGE ORDER - JRC-010R12026
 Project Name: HOLLY PARK -
 Project Number/Contract No.
 Project Address: 2058 W 120TH ST HAWTHORNE CA
 Description: New Line for AC and New AC
 Contractor Name: Jermax Construction Inc.
 Issued To:
 Date: 6/10/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1		Coring 1 guy 1 day x 75.09		\$ 600.72
MATERIAL				
1		Material	1	\$ 630.00
2				
3				
			SUBTOTAL	\$ 1,230.72

J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL Line Item 1	5%	\$	31.50
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR Line Item 1 + 2 + 3	5%	\$	30.04
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT	0%	\$	-
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL LINE ITEM 2	5%	\$	61.54
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST	0%	\$	-
N	SALES TAX	0.00%	\$	-
O	BOND FEE	1.00%	\$	12.31
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)				\$ 1,366.10

Jermax Construction Inc.

Change Order Proposal



Change Order Proposal No. CHANGE ORDER - JRC-112026R
 Project Name: HOLLY PARK -
 Project Number/Contract No.
 Project Address: 2058 W 120TH ST HAWTHORNE CA
 Description: New Line for AC and New AC
 Contractor Name: Jermax Construction Inc.
 Issued To:
 Date: 7/3/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1		Installation of Gate in the panel and AC Unit 3 days 1 guy x 75.09		\$ 1,802.16
MATERIAL				
1		Material	1	\$ 1,023.00
1		Material Credit - Original Door Scope of Work	1	\$ (650.00)
			SUBTOTAL	\$ 2,175.16
J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL Line Item 1		5%	\$ 51.15
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR Line Item 1 + 2 + 3		5%	\$ 90.11
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT		0%	\$ -
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL LINE ITEM 2		5%	\$ 108.76
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST		0%	\$ -
N	SALES TAX		0.00%	\$ -
O	BOND FEE		1.00%	\$ 21.75
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)			\$	2,446.93

Jermax Construction Inc.

Change Order Proposal



Change Order Proposal No. CHANGE ORDER - JRC-122026
 Project Name: HOLLY PARK -
 Project Number/Contract No.
 Project Address: 2058 W 120TH ST HAWTHORNE CA
 Description: New Window Cover with Emergency Panic Hardware
 Contractor Name: Jermax Construction Inc.
 Issued To:
 Date: 6/10/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1		Installation of Window in the panel and AC Unit 1 days 2 guy x 75.09		\$ 1,561.87
MATERIAL				
1		Material	1	\$ 445.00
		Emergency Panic Hardware	1	\$ 405.00
			SUBTOTAL	\$ 2,411.87
J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL Line Item 1		5%	\$ 22.25
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR Line Item 1 + 2 + 3		5%	\$ 78.09
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT		0%	\$ -
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL LINE ITEM 2		5%	\$ 120.59
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST		0%	\$ -
N	SALES TAX		0.00%	\$ -
O	BOND FEE		1.00%	\$ 24.12
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)			\$	2,656.93

Jermax Construction Inc.

Change Order Proposal



Change Order Proposal No. CHANGE ORDER - JRC-132026
 Project Name: HOLLY PARK -
 Project Number/Contract No.
 Project Address: 2058 W 120TH ST HAWTHORNE CA
 Description: Roll up Window
 Contractor Name: Jermax Construction Inc.
 Issued To:
 Date: 7/7/2026

A	B	B- A	C	D
Item	Work Description		QTY	TOTAL
LABOR HOURS				
1		Installation of Window in the panel and AC Unit 2 days 2 guy x 75.09		\$ 2,402.88
MATERIAL				
1		Material	1	\$ 1,500.00
			SUBTOTAL	\$ 3,902.88
J	CONTRACTORS FEE (IF GC IS IN CONTRACT) - MATERIAL Line Item 1		5%	\$ 75.00
	CONTRACTORS FEE (IF GC IS IN CONTRACT) - LABOR Line Item 1 + 2 + 3		5%	\$ 120.14
K	CONTRACTORS FEE - OH & P ON RENTED EQUIPMENT		0%	\$ -
L	GENERAL / PRIME FEE ON SUBCONTRACTOR WORK - MATERIAL LINE ITEM 2		5%	\$ 195.14
M	CONTRACTOR FEE - OH ON COMPENSABLE DELAY COST		0%	\$ -
N	SALES TAX		0.00%	\$ -
O	BOND FEE		1.00%	\$ 39.03
GRAND TOTAL (SUBTOTAL PLUS J+K+L+M+N+O)			\$	4,332.20



AGENDA ITEM NO. 28.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #3 in the amount of \$542,442.78 due to Martinez Landscape CO., Inc of Sylmar, CA for General Maintenance (Project #22-05).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #3 to Martinez Landscape CO., Inc of Sylmar, CA.

DISCUSSION:

This contract encompasses various crucial maintenance activities, including the City's Weed Abatement Project, landscape and general maintenance needs, and specific tasks such as concrete and asphalt replacement, sidewalk, curb, and gutter replacements. Additionally, it includes essential tree planting, removal, and maintenance services for the medians along Hawthorne Blvd, Prairie Ave, Inglewood Ave, and Imperial Hwy. These contract maintenance activities are designed to complement the work performed by City Staff, as required.

Furthermore, the contract incorporates regular debris maintenance on CalTrans' right of way, ensuring that roads and adjacent areas remain free from obstructions. This work plays a vital role in preserving safe and accessible roadways, while also preventing the accumulation of trash, plastic, and other debris from being washed into our storm drains by rainwater.

This progress payment includes work on the arterial streets in preparation for the 2028 Olympics.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

This contract supports economic development by maintaining clean, safe, and well-kept streets, landscaping, and infrastructure that enhance the City's appearance, protect public assets, and create an environment that attracts businesses, investment, and community activity.

FISCAL IMPACT:

None. Funds for this progress payment in amount of \$542,442.78 is available in the adopted Fiscal Year 2025-2026 budget and will be paid for with approved and allocated funds from Proposition C, Measure R and Non-Gas Tax Funds.

NOTICING PROCEDURE:

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

ATTACHMENTS

22-05 PP#3

Honorable Mayor and City Council
City of Hawthorne
Hawthorne, CA 90250
RE: GENERAL MAINTENANCE (PROJECT #22-05)

7/14/2026
Council Date

The following is a detailed breakdown of Progress Payment No.3 to Martinez Landscaping Co., 12357 SAN FERNANDO ROAD, SYLMAR, CA 91342, for work done on the subject project through June 2026

Base Bid				CONTRACT		PREVIOUS MONTH		CURRENT MONTH		TOTAL TO DATE	
ITEM#	QUANTITY	UNIT	ITEM DESCRIPTION	Unit Price	Total Price	QUANTITY	Total Price	QUANTITY	Total Price	QUANTITY	AMOUNT
1	30,000.00	S.F.	Mowing Lots	\$0.35	\$10,500.00	\$0.00	\$0.00		\$0.00	-	\$0.00
2	30,000	S.F.	Mowing Parkways	\$0.25	\$7,500.00	\$0.00	\$0.00		\$0.00	-	\$0.00
3	100,000	S.F.	Hand Clearing of debris from lots as required	\$0.10	\$10,000.00	2,200.00	\$660.00		\$0.00	2,200.00	\$220.00
4	40	Location	Removal of rubbish per 10 lbs. to 500 lbs.	\$175.00	\$7,000.00	1.00	\$0.20		\$0.00	1.00	\$175.00
5	30	Location	Removal of rubbish per 500 lbs. to 1,000 lbs.	\$225.00	\$6,750.00	-	\$0.00		\$0.00	-	\$0.00
6	100	Location	Removal of rubbish per 1,001 lbs. to 1 ton.	\$225.00	\$22,500.00	-	\$0.00		\$0.00	-	\$0.00
7	25	Location	Removal of rubbish per 1 ton or more	\$250.00	\$6,250.00	-	\$0.00		\$0.00	-	\$0.00
8	20	Tree	Remove 10"-30" diameter Tree and stump, including disposal	\$225.00	\$4,500.00	-	\$0.00		\$0.00	-	\$0.00
9	30	Tree	Remove 30" to 40" diameter Tree and stump, including disposal	\$450.00	\$13,500.00	-	\$0.00		\$0.00	-	\$0.00
10	15	Tree	Remove 40" - or above diameter Tree and stump, including disposal	\$575.00	\$8,625.00	-	\$0.00		\$0.00	-	\$0.00
11	50	Tree	Plant 24" box Tree with root barriers	\$300.00	\$15,000.00	-	\$0.00		\$0.00	-	\$0.00
12	100	Tree	Plant 36" box Tree with root barriers	\$575.00	\$57,500.00	-	\$0.00		\$0.00	-	\$0.00
13	2,000	L.F.	Root pruning and root barrier	\$1.55	\$3,100.00	-	\$0.00	7967.74	\$12,350.00	7,967.74	\$12,350.00
14	300	L.F.	INSTALL New 8-ft. high chain link fence	\$95.00	\$28,500.00	-	\$0.00	30.00	\$2,850.00	30.00	\$2,850.00
15	500	L.F.	INSTALL New 14-ft. high chain link fence	\$75.00	\$37,500.00	-	\$0.00		\$0.00	-	\$0.00
16	3,000	L.F.	INSTALL 6" high reinforced masonry block wall (8" thick)	\$57.00	\$171,000.00	-	\$0.00		\$0.00	-	\$0.00
17	2,000	L.F.	INSTALL 8" high reinforced block wall (8" thick)	\$85.00	\$170,000.00	-	\$0.00	67.00	\$5,695.00	67.00	\$5,695.00
18	500	L.F.	Repair chain link fence	\$1.25	\$625.00	-	\$0.00		\$0.00	-	\$0.00
19	10,000	S.F.	Clean sidewalks	\$0.10	\$1,000.00	-	\$0.00		\$0.00	-	\$0.00
20	50	Each	INSTALL 6ft. High barrier post	\$60.00	\$3,000.00	-	\$0.00		\$0.00	-	\$0.00
21	50	Each	Remove and replace 6-ft. wheel stop	\$37.00	\$1,850.00	-	\$0.00		\$0.00	-	\$0.00
22	30	Each	Remove and replace bus bench	\$1,000.00	\$30,000.00	-	\$0.00		\$0.00	-	\$0.00
23	150	Each	Remove posters, flyers, signage, etc.	\$1.10	\$165.00	-	\$0.00		\$0.00	-	\$0.00
24	14,000	S.F.	Remove and excavate existing sidewalk and Construct new 4" thick PCC sidewalk per 112-1 over 4" CMB	\$9.95	\$139,300.00	16,553.50	\$331,070,000.00	11090.00	\$110,345.50	27,643.50	\$275,052.83
25	300	Each	Remove and replace street signs	\$15.00	\$4,500.00	-	\$0.00		\$0.00	-	\$0.00
26	2,000	L.F.	Remove and replace curb and gutter	\$42.00	\$84,000.00	249.00	\$0.00	29.00	\$1,218.00	278.00	\$11,676.00
27	30	Each	Trash receptacle	\$1,250.00	\$37,500.00	-	\$0.00		\$0.00	-	\$0.00
28	15,000	S.F.	Remove and excavate existing alleys pavement and reconstruct new 8" thick PCC Concrete pavement per APWA STD Plan 134-1 & 131-1 over	\$18.00	\$270,000.00	-	\$0.00		\$0.00	-	\$0.00
29	3,000	S.F.	Remove and excavate existing driveway and construct new 6" thick PCC driveway per APWA STD Plan 110-1 over 8" CAB	\$9.95	\$29,850.00	955.00	\$0.00		\$0.00	955.00	\$9,502.25
30	10	Each	Construct AC Speed Hump	\$1,800.00	\$18,000.00	-	\$0.00		\$0.00	-	\$0.00
31	5,000	S.F.	(Localized repair) Remove and replace asphalt concrete pavement (4" AC over 8" CMB)	\$9.25	\$46,250.00	-	\$0.00	12000.00	\$111,000.00	12,000.00	\$111,000.00
32	20	Location	Install sewer backflow system	\$260.00	\$5,200.00	-	\$0.00		\$0.00	-	\$0.00
33	10	Each	Furnish and Install 2" remote control Valves superior 950's	\$275.00	\$2,750.00	-	\$0.00		\$0.00	-	\$0.00
34	500	L.F.	Furnish and Install 1" PVC Pipe sch. 40	\$0.65	\$325.00	-	\$0.00		\$0.00	-	\$0.00
35	1,000	L.F.	Furnish and Install 2" PVC Pipe sch. 40	\$1.45	\$1,450.00	-	\$0.00		\$0.00	-	\$0.00
36	1,000	L.F.	Furnish and Install 2 1/2" PVC pipe Class 315 sch. 40	\$2.50	\$2,500.00	-	\$0.00		\$0.00	-	\$0.00
37	1,000	L.F.	Furnish and Install 3" PVC pipe Class 315 sch. 40.	\$3.00	\$3,000.00	-	\$0.00		\$0.00	-	\$0.00
38	1,000	L.F.	Furnish and Install 4" PVC pipe Class 315 sch. 40	\$4.10	\$4,100.00	-	\$0.00		\$0.00	-	\$0.00
39	1,000	L.F.	Furnish and Install 3/4" PVC Pipe sch. 40	\$0.40	\$400.00	-	\$0.00		\$0.00	-	\$0.00
40	50	Each	Furnish and Install 1812 Sams Rain Bld Pop-ups	\$16.00	\$800.00	-	\$0.00		\$0.00	-	\$0.00
41	3	Each	Furnish and Install 32" Sprinkler Clock LeMeur Enclosure	\$1,200.00	\$3,600.00	-	\$0.00		\$0.00	-	\$0.00
42	40	Each	Furnish and Install Hunter I-40	\$45.00	\$1,800.00	-	\$0.00		\$0.00	-	\$0.00
43	60	Each	Furnish and Install Hunter I-25	\$32.00	\$1,920.00	-	\$0.00		\$0.00	-	\$0.00

44	60	Each	Furnish and install Hunter I-20	\$20.00	\$1,200.00	-	\$0.00		\$0.00	-	\$0.00
45	4	Each	Furnish and install 36-Station Controller Ev. Ex2 Stainless Steel	\$4,125.00	\$16,500.00	-	\$0.00		\$0.00	-	\$0.00
46	4	Each	Furnish and install 1" Backflow prevention units/strainers	\$550.00	\$2,200.00	-	\$0.00		\$0.00	-	\$0.00
47	6	Each	Furnish and install 1" Quick coupling valves	\$200.00	\$1,200.00	-	\$0.00		\$0.00	-	\$0.00
48	5	Each	Connect to existing 4" water lines	\$675.00	\$3,375.00	-	\$0.00	2.00	\$1,350.00	2.00	\$1,350.00
49	5	Each	Connect to existing 110v electrical Power supply for Irrigation Controller	\$400.00	\$2,000.00	-	\$0.00		\$0.00	-	\$0.00
50	5	Each	Furnish and install 4" Gate valves	\$475.00	\$2,375.00	-	\$0.00		\$0.00	-	\$0.00
51	3	Each	Furnish and install 3" Master valve # 3100	\$500.00	\$2,500.00	-	\$0.00		\$0.00	-	\$0.00
52	4	Each	Furnish and install 2" Flow sensor	\$280.00	\$1,120.00	-	\$0.00		\$0.00	-	\$0.00
53	10	Each	Furnish and install Grounding protection (rod, plate, etc.)	\$130.00	\$1,300.00	-	\$0.00		\$0.00	-	\$0.00
54	1,000	L.F.	Furnish and install Tracer wires	\$0.15	\$150.00	-	\$0.00		\$0.00	-	\$0.00
55	500	Each	Furnish and install 3/4" PVC Fittings sch. 40	\$0.47	\$235.00	-	\$0.00		\$0.00	-	\$0.00
56	500	Each	Furnish and install 1" PVC Fittings sch. 40	\$0.50	\$250.00	-	\$0.00		\$0.00	-	\$0.00
57	500	Each	Furnish and install 1.5" PVC Fittings sch. 40	\$0.50	\$250.00	-	\$0.00		\$0.00	-	\$0.00
58	500	Each	Furnish and install 2" PVC Fittings sch. 40	\$0.97	\$485.00	-	\$0.00		\$0.00	-	\$0.00
59	60	Each	Furnish and install 2.5" PVC Fittings sch. 40	\$2.25	\$135.00	-	\$0.00		\$0.00	-	\$0.00
60	20	Each	Furnish and install 3" PVC Fittings sch. 40	\$3.50	\$70.00	-	\$0.00		\$0.00	-	\$0.00
61	50	Each	Furnish and install 4" PVC Fittings sch. 40	\$6.50	\$325.00	-	\$0.00		\$0.00	-	\$0.00
62	200	Each	Furnish and install 1" Marlex Street Elbs	\$0.40	\$80.00	-	\$0.00		\$0.00	-	\$0.00
63	3	Each	Furnish and install PVC Weld-On 2711/P-70 Primer	\$8.00	\$24.00	-	\$0.00		\$0.00	-	\$0.00
64	5,000	L.F.	Furnish and install Wire/Cable 14 gage	\$0.25	\$1,250.00	-	\$0.00		\$0.00	-	\$0.00
65	20	Each	Furnish and install Rain Bird 1300 A-F Bubbler	\$4.00	\$80.00	-	\$0.00		\$0.00	-	\$0.00
66	10,000	CY.	Unclassified excavation including neatly saw cut edges where applicable	\$47.00	\$470,000.00	-	\$0.00	2990.00	\$140,530.00	2,990.00	\$140,530.00
67	5	Each	Furnish and install 2" Gate Valve T-113	\$180.00	\$900.00	-	\$0.00		\$0.00	-	\$0.00
68	1	Each	Furnish and install 3" Pressure reducing backflow 880 series with Y strainer	\$2,500.00	\$2,500.00	-	\$0.00		\$0.00	-	\$0.00
69	2	Each	Furnish and install 48" LeMour Backflow Enclosure	\$1,200.00	\$2,400.00	-	\$0.00		\$0.00	-	\$0.00
70	30	Each	Furnish and install 14" x 18" Rectangular Valve Boxes	\$38.00	\$1,140.00	-	\$0.00		\$0.00	-	\$0.00
71	30	Each	Furnish and install Valve Identification Tags	\$1.50	\$45.00	-	\$0.00		\$0.00	-	\$0.00
72	100	Each	Plant 1 Gallon Streptococcus Reginae "Bird of Paradise"	\$6.50	\$650.00	-	\$0.00		\$0.00	-	\$0.00
73	100	Each	Plant 1 Gallon Agapanthus Africanus "Lily of Nile"	\$6.00	\$600.00	-	\$0.00		\$0.00	-	\$0.00
74	100	Each	Plant 1 Gallon Raphiolepis "Ballerinas"	\$6.50	\$650.00	-	\$0.00		\$0.00	-	\$0.00
75	100	Each	Plant 1 Gallon Pittosporum tobira dwarf "Wheeters"	\$6.25	\$625.00	-	\$0.00		\$0.00	-	\$0.00
76	100	Each	Plant 1 Gallon Pittosporum Tobira Variegated	\$6.25	\$625.00	-	\$0.00		\$0.00	-	\$0.00
77	100	Each	Plant 1 Gallon Trachelospermum Jasminoides "Star Jasmine"	\$6.00	\$600.00	-	\$0.00		\$0.00	-	\$0.00
78	100	Each	Plant 1 Gallon Ice Berg Roses	\$15.00	\$1,500.00	-	\$0.00		\$0.00	-	\$0.00
79	100	Each	Plant Gazanthes Ground Cover Flats	\$27.00	\$2,700.00	-	\$0.00		\$0.00	-	\$0.00
80	100	Each	Plant 5 Gallon Nandina Nana	\$25.00	\$2,500.00	-	\$0.00		\$0.00	-	\$0.00
81	100	Each	Plant 5 Gallon Penstemon	\$20.00	\$2,000.00	-	\$0.00		\$0.00	-	\$0.00
82	100	Each	Plant 5 Gallon Mexican Sage	\$18.00	\$1,800.00	-	\$0.00		\$0.00	-	\$0.00
83	100	Each	Plant 1 Gallon Cuphea	\$5.00	\$500.00	-	\$0.00		\$0.00	-	\$0.00
84	100	Each	Plant 5 Gallon Kangaroo Paw Red	\$18.00	\$1,800.00	-	\$0.00		\$0.00	-	\$0.00
85	100	Each	Plant 5 Gallon Bird of paradise	\$22.00	\$2,200.00	-	\$0.00		\$0.00	-	\$0.00
86	100	Each	Plant 5 Gallon Liriope	\$18.00	\$1,800.00	-	\$0.00		\$0.00	-	\$0.00
87	100	Each	Plant 5 Gallon Garlic Variegata	\$18.00	\$1,800.00	-	\$0.00		\$0.00	-	\$0.00
88	500	L.F.	Install 18" Storm Drain Pipe(RCP) including joints and connection into existing	\$50.00	\$25,000.00	-	\$0.00		\$0.00	-	\$0.00
89	500	L.F.	Install 8" VCP including joints and connection into existing	\$57.00	\$28,500.00	-	\$0.00		\$0.00	-	\$0.00

90	200	L.F.	Install 6" VCP including joint and connection into existing	\$25.00	\$5,000.00	-	\$0.00		\$0.00	-	\$0.00
91	2	Each	Construct new catch basin per SWPPPWC Std. 300-3, W=7" including local depression per SPPWC Std. 313-3 over 6" CMB, W/d=7"	\$7,500.00	\$15,000.00	-	\$0.00		\$0.00	-	\$0.00
92	100,000	S.F.	Maintenance of median landscaped	\$0.92	\$92,000.00	-	\$0.00		\$0.00	-	\$0.00
93	3,000	Ton	Crushed Miscellaneous Base (CMB)	\$25.00	\$75,000.00	-	\$0.00	1000.00	\$25,000.00	1,000.00	\$25,000.00
94	Annually		Install Christmas Lights	\$4,500.00	\$4,500.00	-	\$0.00		\$0.00	-	\$0.00
95	300	L.F.	Install 8ft. tall rod iron fence	\$35.00	\$10,500.00	-	\$0.00		\$0.00	-	\$0.00
96	Per	Bus Stop	Power wash benches / bus stops	\$95.00	\$95.00	-	\$0.00		\$0.00	-	\$0.00
97	Per	Tree	Tree trimming on median landscape	\$45.00	\$45.00	-	\$0.00	250.00	\$11,250.00	250.00	\$11,250.00
98	Per	L.F. (As Needed)	Trench for electrical conduit and backfill	\$3.00	\$3.00	-	\$0.00		\$0.00	-	\$0.00
99	Per	Post	Install temporary electrical post	\$1,800.00	\$1,800.00	-	\$0.00		\$0.00	-	\$0.00
100	Per	S.F.	Seal coat with stripping	\$0.90	\$0.90	-	\$0.00		\$0.00	-	\$0.00
101	Per	S.F.	Installation of water conservation plant material	\$1.25	\$1.25	-	\$0.00		\$0.00	-	\$0.00
102	Per	Hour	Playground Restoration – Power wash and paint playground equipment	\$45.00	\$45.00	-	\$0.00		\$0.00	-	\$0.00
103	Per	Hour	Bulky Item monitoring throughout city	\$27.00	\$27.00	320.00	\$0.00	168.00	\$4,536.00	488.00	\$13,176.00
104	Per	Hour (As Needed)	Bulky Item removal – 2 man crew with minimum ¾ Ton vehicle	\$150.00	\$150.00	450.00	\$0.00	176.00	\$26,400.00	626.00	\$93,900.00
105	Per	Event	Temporary facilities for event – 3 restrooms with Hot water sinks / temporary light towers	\$2,580.00	\$2,580.00	-	\$0.00		\$0.00	-	\$0.00
106	153,000	S.F.	Hawthorne Blvd. (medians, curb extensions and parkways) *from 105 Freeway to Rosecrans Ave.	\$0.12	\$18,360.00	306,000.00	\$0.00	153000.00	\$18,360.00	459,000.00	\$55,080.00
107	12200	S.F.	Imperial Hwy. (median) *from Inglewood Ave. to Prairie Ave.	\$0.12	\$1,464.00	24,000.00	\$0.00	12000.00	\$1,440.00	36,000.00	\$4,320.00
108	7000	S.F.	Crenshaw Blvd. (median) *from 120th St. to El Segundo Blvd.	\$0.15	\$1,050.00	14,000.00	\$0.00	7000.00	\$1,050.00	21,000.00	\$3,150.00
109	12000	S.F.	120th Street *along South Dominguez Channel	\$0.12	\$1,440.00	24,000.00	\$0.00	12000.00	\$1,440.00	36,000.00	\$4,320.00
110	26000	S.F.	Rosecrans Ave. (median & parkway) *from Aviation Blvd. to Inglewood Ave.	\$0.15	\$3,900.00	52,000.00	\$0.00	26000.00	\$3,900.00	78,000.00	\$11,700.00
111	25000	S.F.	Prairie Ave. (median) *116th St. to El Segundo Blvd.	\$0.15	\$3,750.00	50,000.00	\$0.00	25000.00	\$3,750.00	75,000.00	\$11,250.00
112	10500	S.F.	Inglewood Ave. (median) *from Imperial Hwy. to Rosecrans Ave.	\$0.12	\$1,260.00	21,000.00	\$0.00	10500.00	\$1,260.00	31,500.00	\$3,780.00
113	17500	S.F.	Marine Ave. (frontage and divider median) *from Gerkin Ave. to Yukon Ave.	\$0.10	\$1,750.00	35,000.00	\$0.00	17500.00	\$1,750.00	52,500.00	\$5,250.00
114	26500	S.F.	Prairie Avenue (frontage and divider median) *from Cordary Avenue to 149th Street	\$0.15	\$3,975.00	53,000.00	\$0.00	26500.00	\$3,975.00	79,500.00	\$11,925.00
115	6000	S.F.	147th Street *Inglewood Ave to Ocean Gate	\$0.10	\$600.00	12,000.00	\$0.00	6000.00	\$600.00	18,000.00	\$1,800.00
116	Once	Per Week	Clean weeds and trash on 119th Street from Felton Avenue to Crenshaw Avenue	\$325.00	\$325.00	-	\$0.00	5.00	\$1,625.00	5.00	\$1,625.00
117	Once	Per Week	Weekly center median watering with watertruck on Prairie Avenue from Rosecrans Avenue to El Segundo Boulevard	\$875.00	\$875.00	9.00	\$7,875.00	5.00	\$4,375.00	14.00	\$12,250.00
118	As Needed	As Needed	Emergency tree service and tree material removal - 2 person crew with boom truck and equipment	\$1,880.00	\$1,880.00	-	\$0.00		\$0.00	-	\$0.00
119	30	Each	Mattress Pad from Pallet Shelter Company or equivalent with installation per manufacturer specifications	\$14,744.00	\$442,320.00	-	\$0.00		\$0.00	-	\$0.00
120	1	Each	2 Stall Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacturer specifications	\$41,200.00	\$41,200.00	-	\$0.00		\$0.00	-	\$0.00
121	1	Each	2 Stall ADA Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacturer specifications	\$47,900.00	\$47,900.00	-	\$0.00		\$0.00	-	\$0.00
122	6	Each	Handwashing Station from Pallet Shelter Company or equivalent with installation per manufacturer specifications	\$2,000.00	\$12,000.00	-	\$0.00		\$0.00	-	\$0.00
123	2	Each	100 Sq. Ft. 4 Washer/Dryer Laundry Unit from Pallet Shelter Company or equivalent with installation per manufacturer specifications	\$67,200.00	\$134,400.00	-	\$0.00		\$0.00	-	\$0.00
124	2	Each	400 Sq. Ft. Shelter for administrative purposes from Pallet Shelter Company or equivalent with installation per manufacturer specifications	\$47,900.00	\$95,800.00	-	\$0.00		\$0.00	-	\$0.00
125	3	Each	ADA Accessible Ramp for Shelters and Bathroom Unit with installation per manufacturer specifications	\$2,200.00	\$6,600.00	-	\$0.00		\$0.00	-	\$0.00
126	1	Each	Dumpster and 3 Yd. Recycling with Gate Enclosure	\$1,200.00	\$1,200.00	-	\$0.00		\$0.00	-	\$0.00
127	10	Each	6' Picnic Tables	\$1,500.00	\$15,000.00	-	\$0.00		\$0.00	-	\$0.00
128	2	Each	8' x 8' Canopy	\$4,700.00	\$9,400.00	-	\$0.00		\$0.00	-	\$0.00
129	15	Each	Small, Portable Planter Boxes with Plants	\$280.00	\$4,200.00	-	\$0.00		\$0.00	-	\$0.00
130	4	Each	Planter Boxes with Trees and Plants	\$375.00	\$1,500.00	-	\$0.00		\$0.00	-	\$0.00
131	5	Each	Bicycle Lockers (Model #: Bike-Shell Model 301 Bicycle Locker or equivalent)	\$2,700.00	\$13,500.00	-	\$0.00		\$0.00	-	\$0.00
132	1	Each	Motorized Driveway Swing Gate with Privacy Fence Screen Mesh	\$3,700.00	\$3,700.00	-	\$0.00		\$0.00	-	\$0.00
133	200	L.F.	8' High Perimeter Fence with Privacy Fence Screen Mesh	\$175.00	\$35,000.00	-	\$0.00		\$0.00	-	\$0.00
134	1	Each	25' Rolling Gate with Privacy Fence Screen Mesh	\$5,900.00	\$5,900.00	-	\$0.00		\$0.00	-	\$0.00
135	1000	L.F.	Privacy Fence Screen Mesh	\$5.50	\$5,500.00	-	\$0.00		\$0.00	-	\$0.00

136	600	L.F.	Privacy Shrubs	\$15.00	\$9,000.00	-	\$0.00		\$0.00	-	\$0.00
137	Per	L.F. (as needed)	Paint Pavement Striping	\$3.50	\$3.50	-	\$0.00		\$0.00	-	\$0.00
138	1	Each	600 amp panel from So Cal Edison with 3" conduit from electrical pole on 111th St	\$64,750.00	\$64,750.00	-	\$0.00		\$0.00	-	\$0.00
139	80000	L.F.	Weekly Maintenance of Pallet Shelter Lot	\$0.10	\$8,000.00	-	\$0.00		\$0.00	-	\$0.00
140	1	Each	10" Topsoil for Vegetable/Herb Garden Including Excavation, Backfill, and Soil Preparation	\$430.00	\$430.00	-	\$0.00		\$0.00	-	\$0.00
141	1	Each	Rent 24 x 16 stage (steel deck, stage Staircase with handiebars, ground support 24x20, audio and audio engineering, And installation) per day	\$4,500.00	\$4,500.00	-	\$0.00		\$0.00	-	\$0.00
142	1	Each	Weekly center median watering with watertank on Crenshaw Blvd Between El Segundo Blvd and 120th St	\$600.00	\$600.00	-	\$0.00		\$0.00	-	\$0.00
143	1	Each	CO1: Rental Trailer at Memorial Park, monthly charge	\$2,670.00	\$6,400.00	2.00	\$0.00	2.00	\$5,340.00	4.00	\$10,680.00
144	1	Each	CO2: Rubber Speed Radar Signs	\$57,648.00	\$57,648.00	-	\$0.00			-	\$0.00
145	1	Each	CO3: Railroad clean up for Holly Park to El Segundo Blvd	\$23,500.00	\$23,500.00	-	\$0.00		\$0.00	-	\$0.00
146	1	Each	CO4: Broze Plaque for City Hall	\$15,070.00	\$15,070.00	-	\$0.00		\$0.00	-	\$0.00
147	1	Each	CO5: New bathroom for Pallet Shelter	\$1.00	\$10,890.00	-	\$0.00		\$0.00	-	\$0.00
148	1	Each	CO6: Pressure Valves for Jim Thorpe Park	\$1.00	\$8,000.00	-	\$0.00		\$0.00	-	\$0.00
150	1	Each	Retention Release for Year #2	\$1.00	\$69,437.92	-	\$0.00		\$0.00	-	\$0.00
151	1	Each	CO7: Hawthorne Police Department	\$54,500.00	\$54,500.00	-	\$0.00		\$0.00	-	\$0.00
152	1	Each	CO8: Railroad Track Cleanup	\$5,000.00	\$5,000.00	2.00	\$0.00	1.00	\$5,000.00	3.00	\$15,000.00
153	1	Each	CO9: Hawthorne Airport K-Rail Installation	\$21,200.00	\$21,200.00	-	\$0.00		\$0.00	-	\$0.00
154	1	Each	CO10: Hawthorne Pool - Demo, shade, paint, lighting, air conditioning unit	\$14,450.00	\$14,450.00	-	\$0.00		\$0.00	-	\$0.00
155	1	Each	CO11: Installation of Drone Station on Fire Station off Rosecrans	\$1,750.00	\$1,750.00	\$	\$0.00	1.00	\$1,750.00	1.00	\$1,750.00
156	1	Each	CO12: Railroad cleanup from Prairie to Aviation	\$25,000.00	\$25,000.00	\$	\$0.00	1.00	\$25,000.00	1.00	\$25,000.00
				\$3,359,324.67			\$331,078,535.20		\$633,139.50		\$892,607.07

Amount \$533,139.50

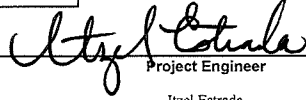
Year 2 CPI: (7.1%) \$37,852.90

TOTAL AMOUNT WITH CPI \$570,992.40
Less 5% Retention: \$28,549.62
LESS BILLINGS

TOTAL AMOUNT DUE \$542,442.78

This 2nd progress payment is hereby submitted for your review and approval.

#100-4105-000-0-0-40514 \$ 20,000.00
#220-4106-272-0-0-40514 \$ 200,000.00
#225-4106-408-0-0-45464 \$ 22,442.78
#284-5502-418-0-0-47734 \$ 100,000.00
#283-5502-417-0-0-47734 \$ 200,000.00
\$ 542,442.78


Project Engineer
Itzel Estrada

MARTINEZ LANDSCAPE CO., INC.
12357 San Fernando Road Sylmar, CA 91342

General Maintenance Contract Project #22-05

7/6/2026

Invoice #3

				CONTRACT		PREVIOUS MONTH		CURRENT MONTH		TOTAL TO DATE	
ITEM#	QUANTITY	UNIT	ITEM DESCRIPTION	Unit Price	Total Price	QUANTITY	Total Price	QUANTITY	Total Price	QUANTITY	AMOUNT
1	30,000.00	SQ. FT	Mowing Lots	\$0.35	\$10,500.00		\$0.00		\$0.00	0.00	\$0.00
2	30,000.00	SQ. FT	Mowing Parkways	\$0.25	\$7,500.00	852.60	\$213.15		\$0.00	852.60	\$213.15
3	100,000.00	SQ. FT	Hand Cleaning of debris from lots as required	\$0.100	\$10,000.00	2200.00	\$220.00		\$0.00	2200.00	\$220.00
4	40	Locations	Removal of rubbish per 10lbs. To 500lbs.	\$175.000	\$7,000.00	2.00	\$350.00		\$0.00	2.00	\$350.00
5	30	Locations	Removal of rubbish per 500lbs. To 1,000lbs.	\$225.00	\$6,750.00		\$0.00		\$0.00	0.00	\$0.00
6	100	Locations	Removal of rubbish per 1,001lbs. To 1 ton	\$225.00	\$22,500.00		\$0.00		\$0.00	0.00	\$0.00
7	25	Locations	Removal or rubbish per 1 ton or more	\$250.00	\$6,250.00	150.00	\$37,500.00		\$0.00	150.00	\$37,500.00
8	20	Trees	Removal 10"-30" diameter Tree and stump, including disposal	\$225.00	\$4,500.00		\$0.00		\$0.00	0.00	\$0.00
9	30	Trees	Remove 30" to 40" diameter Tree and stunp, including disposal	\$450.00	\$13,500.00		\$0.00		\$0.00	0.00	\$0.00
10	15	Trees	Remove 40"-or above diameter Tree and stump, including disposal	\$575.00	\$8,625.00		\$0.00		\$0.00	0.00	\$0.00
11	50	Trees	Plant 24" box Trees with root barrier	\$300.00	\$15,000.00		\$0.00		\$0.00	0.00	\$0.00
12	100	Trees	Plant 36" box Tree with root barrier	\$575.00	\$57,500.00		\$0.00		\$0.00	0.00	\$0.00
13	2,000	L.F	root pruning and installation of root barrier	\$1.55	\$3,100.00		\$0.00	7,967.74	\$12,350.00	7967.74	\$12,350.00
14	300	L.F	INSTALL New 8-ft. high chain link fence	\$95.00	\$28,500.00		\$0.00	30.00	\$2,850.00	30.00	\$2,850.00
15	500	L.F	INSTALL New 14-ft. high chain link fence	\$75.00	\$37,500.00		\$0.00		\$0.00	0.00	\$0.00
16	3,000	L.F	INSTALL 6' high reinforced masonry block wall (8" thick)	\$57.00	\$171,000.00		\$0.00		\$0.00	0.00	\$0.00

17	2,000	L.F	INSTALL 8' high reinforced masonry block wall (8" thick)	\$85.00	\$170,000.00		\$0.00	67.00	\$5,695.00	67.00	\$5,695.00
18	500	L.F	Repair Chain Link Fence	\$1.25	\$625.00		\$0.00		\$0.00	0.00	\$0.00
19	10,000	S.F	Clean the sidewalks	\$0.10	\$1,000.00		\$0.00		\$0.00	0.00	\$0.00
20	50	EA	INSTALL 6ft. High barrier post	\$60.00	\$3,000.00		\$0.00		\$0.00	0.00	\$0.00
21	50	EA	Remove and replace 6-ft. wheel stop	\$37.00	\$1,850.00		\$0.00		\$0.00	0.00	\$0.00
22	30	EA	Remove and Replace bus bench	\$1,000.00	\$30,000.00		\$0.00		\$0.00	0.00	\$0.00
23	150	EA	Remove posters, flyers, signage, etc.	\$1.10	\$165.00		\$0.00		\$0.00	0.00	\$0.00
24	14,000	S.F	Remove and excavate exisiting sidewalk and Construct new 4" thick PCC sidewalk, per 1112-1 over 4" CMB	\$9.95	\$139,300.00	28102.60	\$279,620.87	11,090.00	\$110,345.50	39192.60	\$389,966.37
25	300	EA	Remove and replace street signs	\$15.00	\$4,500.00		\$0.00		\$0.00	0.00	\$0.00
26	2,000	L.F	Remove and Replace curb and gutter	\$42.00	\$84,000.00	414.00	\$17,388.00	29.00	\$1,218.00	443.00	\$18,606.00
27	30	EA	Trash Receptacle	\$1,250.00	\$37,500.00		\$0.00		\$0.00	0.00	\$0.00
28	15,000	S.F	Remove and excavate exisiting alleys pavements and reconstruct new 8" thick PCC concrete pavement, per	\$18.00	\$270,000.00		\$0.00		\$0.00	0.00	\$0.00
29	3,000	S.F	Remove and excavate exisiting driveway and construct new 6" thick PCC driveway, per APWA STD Plan 110-1	\$9.95	\$29,850.00	1137.00	\$11,313.15		\$0.00	1137.00	\$11,313.15
30	10	EA	Construct AC Speed Hump	\$1,800.00	\$18,000.00		\$0.00		\$0.00	0.00	\$0.00
31	5,000	S.F	Remove and replace asphalt concrete pavement (4" AC over 8" CMB)	\$9.25	\$46,250.00		\$0.00	12,000.00	\$111,000.00	12000.00	\$111,000.00
32	20	Locations	Install Sewer Backflow Prevention Device	\$260.00	\$5,200.00		\$0.00		\$0.00	0.00	\$0.00
33	10	EA	Furnish and install 2" remote control Valves superior 950's	\$275.00	\$2,750.00		\$0.00		\$0.00	0.00	\$0.00
34	500	L.F	Furnish and install 1" PVC Pipe sch 40	\$0.65	\$325.00		\$0.00		\$0.00	0.00	\$0.00
35	1,000	L.F	Furnish and install 2" PVC Pipe sch.40	\$1.45	\$1,450.00		\$0.00		\$0.00	0.00	\$0.00
36	1,000	L.F	Furnish and install 2 1/2" PVC pipe Class 315 sch. 40	\$2.50	\$2,500.00		\$0.00		\$0.00	0.00	\$0.00
37	1,000	L.F	Furnish and install 3" PVC pipe Class 315 sch. 40	\$3.00	\$3,000.00		\$0.00		\$0.00	0.00	\$0.00
38	1,000	L.F	Furnish and install 4" PVC pipe Class 315 sch. 40	\$4.10	\$4,100.00		\$0.00		\$0.00	0.00	\$0.00
39	1,000	L.F	Furnish and install 3/4" PVC Pipe sch. 40	\$0.40	\$400.00		\$0.00		\$0.00	0.00	\$0.00
40	50	EA	Furnish and install 1812 Sams Rain Bird Pop-ups	\$16.00	\$800.00		\$0.00		\$0.00	0.00	\$0.00

41	3	EA	Furnish and install 32" Sprinkler Clock LeMeur Enclosure	\$1,200.00	\$3,600.00		\$0.00		\$0.00	0.00	\$0.00
42	40	EA	Furnish and install Hunter I-40	\$45.00	\$1,800.00		\$0.00		\$0.00	0.00	\$0.00
43	60	EA	Furnish and install Hunter I-25	\$32.00	\$1,920.00		\$0.00		\$0.00	0.00	\$0.00
44	60	EA	Furnish and install Hunter I-20	\$20.00	\$1,200.00		\$0.00		\$0.00	0.00	\$0.00
45	4	EA	Furnish and install 36-Station Controller Ev.Ex2 Stainless Steel	\$4,125.00	\$16,500.00		\$0.00		\$0.00	0.00	\$0.00
46	4	EA	Furnish and install 1" Backflow prevention units/strainers	\$550.00	\$2,200.00		\$0.00		\$0.00	0.00	\$0.00
47	6	EA	Furnish and install 1" Quick coupling valves	\$200.00	\$1,200.00		\$0.00		\$0.00	0.00	\$0.00
48	5	EA	Connect to existiting 4" water line	\$675.00	\$3,375.00		\$0.00	2.00	\$1,350.00	2.00	\$1,350.00
49	5	EA	Connect to existiting 110v electrical Power supply for Irrigation Controller	\$400.00	\$2,000.00		\$0.00		\$0.00	0.00	\$0.00
50	5	EA	Furnish and install 4" Gate Valves	\$475.00	\$2,375.00		\$0.00		\$0.00	0.00	\$0.00
51	5	EA	Furnish and install 3" Master Valve #3100	\$500.00	\$2,500.00		\$0.00		\$0.00	0.00	\$0.00
52	4	EA	Furnish and install 2" Flow sensor	\$280.00	\$1,120.00		\$0.00		\$0.00	0.00	\$0.00
53	10	EA	Furnish and install Grounding protection (rod, plate, etc)	\$130.00	\$1,300.00		\$0.00		\$0.00	0.00	\$0.00
54	1,000	L.F	Furnish and install Tracer wires	\$0.15	\$150.00		\$0.00		\$0.00	0.00	\$0.00
55	500	EA	Furnish and install 3/4" PVC fittings sch 40.	\$0.47	\$235.00		\$0.00		\$0.00	0.00	\$0.00
56	500	EA	Furnish and install 1" PVC Fittings sch 40.	\$0.50	\$250.00		\$0.00		\$0.00	0.00	\$0.00
57	500	EA	Furnish and isntall 1.5" PVC Fittings sch. 40	\$0.50	\$250.00		\$0.00		\$0.00	0.00	\$0.00
58	500	EA	Furnish and install 2" PVC Fittings sch. 40	\$0.97	\$485.00		\$0.00		\$0.00	0.00	\$0.00
59	60	EA	Furnish and install 2.5" PVC Fittings sch. 40	\$2.25	\$135.00		\$0.00		\$0.00	0.00	\$0.00
60	20	EA	Furnish and install 3" PVC Fittings sch 40.	\$3.50	\$70.00		\$0.00		\$0.00	0.00	\$0.00
61	50	EA	Furnish and install 4" PVC Fittings sch. 40	\$6.50	\$325.00		\$0.00		\$0.00	0.00	\$0.00

62	200	EA	Furnish and install 1" Marlex Street Ells	\$0.40	\$80.00		\$0.00		\$0.00	0.00	\$0.00
63	3	EA	Furnish and install PVC weld- on 2711/P-70 Primer	\$8.00	\$24.00		\$0.00		\$0.00	0.00	\$0.00
64	5,000	L.F	Furnish and install Wire/Cable 14 gage	\$0.25	\$1,250.00		\$0.00		\$0.00	0.00	\$0.00
65	20	EA	Furnish and Install Rain Bird 1300 A-F Bubbler	\$4.00	\$80.00		\$0.00		\$0.00	0.00	\$0.00
66	10,000	CY	Unclassified excavation including neatly saw cut edges where applicable	\$47.00	\$470,000.00		\$0.00	2,990.00	\$140,530.00	2990.00	\$140,530.00
67	5	EA	Furnish and install 2" Gate Valve T-113	\$160.00	\$800.00		\$0.00		\$0.00	0.00	\$0.00
68	1	EA	Furnish and install 3" Pressure reducing backflow 880 series with Y strainer	\$2,500.00	\$2,500.00		\$0.00		\$0.00	0.00	\$0.00
69	2	EA	Furnish and install 49" LeMeur Backflow Enclosure	\$1,200.00	\$2,400.00		\$0.00		\$0.00	0.00	\$0.00
70	30	EA	Furnish and install 14"X18" Rectangular Valve Boxes	\$38.00	\$1,140.00		\$0.00		\$0.00	0.00	\$0.00
71	30	EA	Furnish and isntall Valve Identification Tags	\$1.50	\$45.00		\$0.00		\$0.00	0.00	\$0.00
72	100	EA	Plant 1 Gallon Strelizia Reginae "Birds of Paradise"	\$6.50	\$650.00		\$0.00		\$0.00	0.00	\$0.00
73	100	EA	Plant 1 Gallon Agapanthus Africanus " Lily of Nile"	\$6.00	\$600.00		\$0.00		\$0.00	0.00	\$0.00
74	100	EA	Plant 1 Gallon Raphiolepis "Ballerinas"	\$6.50	\$650.00		\$0.00		\$0.00	0.00	\$0.00
75	100	EA	Plant 1 Gallon Pittosporum tobira dwarf "Whealers"	\$6.25	\$625.00		\$0.00		\$0.00	0.00	\$0.00
76	100	EA	Plant 1 Gallon Pittosporum Tobira Variegated	\$6.25	\$625.00		\$0.00		\$0.00	0.00	\$0.00
77	100	EA	Plant 1 Gallon Trachelesperum Jasminoides "Star Jasmine"	\$6.00	\$600.00		\$0.00		\$0.00	0.00	\$0.00
78	100	EA	Plant 1 Gallon Ice Berg Roses	\$15.00	\$1,500.00		\$0.00		\$0.00	0.00	\$0.00
79	100	EA	Plant Gazenies Ground Cover Flats	\$27.00	\$2,700.00	40.00	\$1,080.00		\$0.00	40.00	\$1,080.00
80	100	EA	Plant 5 Gallon Nandina Nana	\$25.00	\$2,500.00	5.00	\$125.00		\$0.00	5.00	\$125.00
81	100	EA	Plant 5 Gallon Penstemon	\$20.00	\$2,000.00	15.00	\$300.00		\$0.00	15.00	\$300.00
82	100	EA	Plant 5 Gallon Mexican Sage	\$18.00	\$1,800.00	15.00	\$270.00		\$0.00	15.00	\$270.00

83	100	EA	Plant 1 Gallon Cuphia	\$5.00	\$500.00		\$0.00		\$0.00	0.00	\$0.00
84	100	EA	Plant 5 Gallon Kangaroo Paw Red	\$18.00	\$1,800.00		\$0.00		\$0.00	0.00	\$0.00
85	100	EA	Plant 5 Gallon Birds of paradise	\$22.00	\$2,200.00		\$0.00		\$0.00	0.00	\$0.00
86	100	EA	Plant 5 Gallon Liriope	\$18.00	\$1,800.00		\$0.00		\$0.00	0.00	\$0.00
87	100	EA	Plant 5 Gallon Garlic Variegata	\$18.00	\$1,800.00		\$0.00		\$0.00	0.00	\$0.00
88	500	L.F	Install 18" Storm Drain Pipe including joints and connections into exisiting (5 to 10 Feet deep)	\$50.00	\$25,000.00		\$0.00		\$0.00	0.00	\$0.00
89	500	L.F	Install 10" to 18" VCP including joints and connection into exisiting (8 to 12 Feet deep)	\$57.00	\$28,500.00		\$0.00		\$0.00	0.00	\$0.00
90	200	L.F	Install 6" VCP including joint and connection into existing (5 to 10 Feet Deep)	\$25.00	\$5,000.00		\$0.00		\$0.00	0.00	\$0.00
91	2	EA	Construct new catch basin per SPPWC Std. 300-3, W=7' including local depression per SPPWC Std. 313-3 over 6" CMB, Wd=7'	\$7,500.00	\$15,000.00		\$0.00		\$0.00	0.00	\$0.00
92	100,000	SF	Maintenance of Median Landscape	\$0.92	\$92,000.00		\$0.00		\$0.00	0.00	\$0.00
93	3,000	Ton	Crushed Miscellaneous Base (CMB)	\$25.00	\$75,000.00		\$0.00	1,000.00	\$25,000.00	1000.00	\$25,000.00
94	Annually		Install Christmas Lights	\$4,500.00	\$4,500.00		\$0.00		\$0.00	0.00	\$0.00
95	300	L.F	Install 8ft. Tall rod iron fence	\$35.00	\$10,500.00		\$0.00		\$0.00	0.00	\$0.00
96	Per Bus Stop		Power Wash benches/bus stops	\$95.00	\$95.00		\$0.00		\$0.00	0.00	\$0.00
97	Per Tree		Tree Trimming on median landscape	\$45.00	\$45.00		\$0.00	250.00	\$11,250.00	250.00	\$11,250.00
98	Per LF As needed		Trench for electrical conduit and backfill	\$3.00	\$3.00		\$0.00		\$0.00	0.00	\$0.00
99	Per Post		Install temporary electrical post	\$1,800.00	\$1,800.00		\$0.00		\$0.00	0.00	\$0.00
100	Per Post		Seal coat with striping	\$0.90	\$0.90		\$0.00		\$0.00	0.00	\$0.00
101	Per S.F as needed		Installation of water conservation plant material	\$1.25	\$1.25		\$0.00		\$0.00	0.00	\$0.00
102	Per Hour		Playground Restoration- Power wash and paint playground equipment	\$45.00	\$45.00		\$0.00		\$0.00	0.00	\$0.00

103	Per Hour		Bulky item monitoring throughout city	\$27.00	\$27.00	1,070.00	\$28,890.00	168.00	\$4,536.00	1238.00	\$33,426.00
104	Per hour As Needed		Bulky Item removal- 2man crew with minimum 3/4 ton vehicle	\$150.00	\$150.00	1,264.00	\$189,600.00	176.00	\$26,400.00	1440.00	\$216,000.00
105	Per Event		Temporary facilitues for event- 3 restrooms with hot water sinks/ Temporary light towers	\$2,580.00	\$2,580.00		\$0.00		\$0.00	0.00	\$0.00
106	153,000	SQ.FT	Hawthorne Blvd. (medians, curb extenstions and parkways)* from 105 Freeway to Rosecrans Ave.	\$0.12	\$18,360.00	1,224,000.00	\$146,880.00	153,000.00	\$18,360.00	1377000.00	\$165,240.00
107	12,000	SQ.FT	Imperial Hwy. (median) * from Inglewood Ave. to Prairie Ave.	\$0.12	\$1,440.00	96,000.00	\$11,520.00	12,000.00	\$1,440.00	108000.00	\$12,960.00
108	7,000	SQ.FT	Crenshaw Blvd. (median) * from 120th St. to El Segundo Blvd.	\$0.15	\$1,050.00	56,000.00	\$8,400.00	7,000.00	\$1,050.00	63000.00	\$9,450.00
109	12,000	SQ.FT	120th Street *along South Dominguez Channel	\$0.12	\$1,440.00	96,000.00	\$11,520.00	12,000.00	\$1,440.00	108000.00	\$12,960.00
110	26,000	SQ.FT	Rosecrans Ave. (median &parkway) *from Aviation Blvd. to Inglewood Ave.	\$0.15	\$3,900.00	208,000.00	\$31,200.00	26,000.00	\$3,900.00	234000.00	\$35,100.00
111	25,000	SQ.FT	Praire Ave. (median) *116th St. to El Segundo Blvd.	\$0.15	\$3,750.00	200,000.00	\$30,000.00	25,000.00	\$3,750.00	225000.00	\$33,750.00
112	10,500	SQ.FT	Inglewood Ave (median) * from Imperial Hwy. to Rosecrans Ave.	\$0.12	\$1,260.00	84,000.00	\$10,080.00	10,500.00	\$1,260.00	94500.00	\$11,340.00
113	17,500	SQ.FT	Marine Ave. (frontage and divider median) *from Gerkin Ave. to Yukon Ave.	\$0.10	\$1,750.00	140,000.00	\$14,000.00	17,500.00	\$1,750.00	157500.00	\$15,750.00
114	26,500	SQ.FT	Prairie Avenue (frontage and divider median) * from Cordary Avenue to 149th Street	\$0.15	\$3,975.00	212,000.00	\$31,800.00	26,500.00	\$3,975.00	238500.00	\$35,775.00
115	6,000	SQ.FT	147th Street* Inglewood Ave. to Ocean Gate	\$0.10	\$600.00	48,000.00	\$4,800.00	6,000.00	\$600.00	54000.00	\$5,400.00
116	Once Per Week		Clean weeds and trash on 119th Street from Felton Avenue to Crenshaw Avenue.	\$325.00	\$325.00		\$0.00	5.00	\$1,625.00	5.00	\$1,625.00
117	Once Per Week		Weekly center median watering with water truck on Prairie Avenue from rosecrans Avenue to El Segundo Boulevard	\$875.00	\$875.00	36.00	\$31,500.00	5.00	\$4,375.00	41.00	\$35,875.00
118	As Needed		Emergency Tree service and tree material removal-2 person crew with boom truck and equipment	\$1,880.00	\$1,880.00		\$0.00		\$0.00	0.00	\$0.00
119	30		64 Sq. Ft Insulated Shelter with Heater, Air Conditioner, Folding bed and Mattress Pad for Pallet Shelter compant or equivalent with installation per manufacter specification	\$14,744.00	\$442,320.00		\$0.00		\$0.00	0.00	\$0.00
120	1		2 Stall Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacturer specification	\$41,200.00	\$41,200.00		\$0.00		\$0.00	0.00	\$0.00
121	1		2 Stall ADA Bathroom Unit (Toilet, Shower, Sink) from Pallet Shelter Company or equivalent with installation per manufacterer specification	\$47,900.00	\$47,900.00		\$0.00		\$0.00	0.00	\$0.00

122	6		Handwashing Station from pallet Shelter Compant or equivelant with installation per manufacturer specifications	\$2,000.00	\$12,000.00		\$0.00		\$0.00	0.00	\$0.00
123	2		100 Sq.Ft 4 Washer/ Dryer Laundry Unit from Pallet Shelter Company or equivalent with installation per manufacturer specifications	\$67,200.00	\$134,400.00		\$0.00		\$0.00	0.00	\$0.00
124	2		400 Sq.Ft Shelter for adminstrative purposes from Pallet Shelter Company or equivalent with installation per manufacturer specification	\$47,900.00	\$95,800.00		\$0.00		\$0.00	0.00	\$0.00
125	3		ADA Accessible Ramp for Shelters and Bathroom Unit with installation per manufacturer specifications	\$2,200.00	\$6,600.00		\$0.00		\$0.00	0.00	\$0.00
126	1		Dumpster and 3 Yd. Recyclng with Gate Enclosure	\$1,200.00	\$1,200.00		\$0.00		\$0.00	0.00	\$0.00
127	10		6' Picnic Tables	\$1,500.00	\$15,000.00		\$0.00		\$0.00	0.00	\$0.00
128	2		8'X8' Canopy	\$4,700.00	\$9,400.00		\$0.00		\$0.00	0.00	\$0.00
129	15		Small, Portable Planter Boxes with Plants	\$280.00	\$4,200.00		\$0.00		\$0.00	0.00	\$0.00
130	4		Planter Boxes with Trees and Plants	\$375.00	\$1,500.00		\$0.00		\$0.00	0.00	\$0.00
131	5		Bicycle Lockers (Model #: Bike- Shell Model 301 Bicycle Locker or equivalent)	\$2,700.00	\$13,500.00		\$0.00		\$0.00	0.00	\$0.00
132	1		Motorized Driveway Swing Gate with Privacy Fence Screen Mesh	\$3,700.00	\$3,700.00		\$0.00		\$0.00	0.00	\$0.00
133	200	L.F	8' High Perimeter Fence with Privacy Fence Screen Mesh	\$175.00	\$35,000.00		\$0.00		\$0.00	0.00	\$0.00
134	1		25' Rolling Gate with Privacy Fence Screen Mesh	\$5,900.00	\$5,900.00		\$0.00		\$0.00	0.00	\$0.00
135	1,000	L.F	Privacy Fence Screen Mesh	\$5.50	\$5,500.00		\$0.00		\$0.00	0.00	\$0.00
136	600	L.F	Privacy Shrubs	\$15.00	\$9,000.00		\$0.00		\$0.00	0.00	\$0.00
137	Per L.F. As Needed		Paint Pavement Striping	\$3.50	\$3.50		\$0.00		\$0.00	0.00	\$0.00
138	1		600 amp panel from So Cal Edison with " conduit from electrical pole on 111th St.	\$64,750.00	\$64,750.00		\$0.00		\$0.00	0.00	\$0.00
139	80,000	SQ.Ft	Weekly Maintenance of Pallet Shelter Lot	\$0.10	\$8,000.00		\$0.00		\$0.00	0.00	\$0.00
140	1		10" Topsoil for Vegetable/ Herb Garden Including Excavation, Backfill and Soil Preparation	\$430.00	\$430.00		\$0.00		\$0.00	0.00	\$0.00
141	1		Rent 24X16 stage (steel deck, stage Staircase with handlebars, ground support 24X20, audio and audio engineering, and installation) per day	\$4,500.00	\$4,500.00		\$0.00		\$0.00	0.00	\$0.00

142	1		Weekly center median watering with watertank on Crenshaw Blvd. between El Segundo Blvd and 120th St	\$600.00	\$600.00		\$0.00		\$0.00	0.00	\$0.00
143	1		Change Order #1: Rental Trailer at Memorial Park, monthly charge	\$2,670.00	\$6,400.00	8.00	\$21,360.00	2.00	\$5,340.00	10.00	\$26,700.00
144	1		Change Order #2: Rubber speed humps	\$57,648.00	\$91,121.00		\$0.00		\$0.00	0.00	\$0.00
145	1		Change Order #3: RailRoad Cleanup from Holly Park to El Segundo	\$23,500.00	\$23,500.00		\$0.00		\$0.00	0.00	\$0.00
146	1		Change Order #4: Bronze Plaques for City Hall	\$15,070.00	\$15,070.00		\$0.00		\$0.00	0.00	\$0.00
147	1		Change Order #5: New Bathrooms for Pallet Shelter	\$1.00	\$10,890.00		\$0.00		\$0.00	0.00	\$0.00
148	1		Change Order #6: Pressure Valves at Jim Thorpe	\$1.00	\$8,000.00		\$0.00		\$0.00	0.00	\$0.00
150	1		Retention Release for Year #2	\$1.00	\$69,437.92		\$0.00		\$0.00	0.00	\$0.00
151	1		Change Order #7 Hawthorne Police Department	\$54,500.00	\$54,500.00		\$0.00		\$0.00	0.00	\$0.00
152	1		Change Order #8: Railroad Track Cleanup	\$5,000.00	\$5,000.00	2.00	\$10,000.00	1.00	\$5,000.00	3.00	\$15,000.00
153	1		Change Order #9: Hawthonre Airport K-Rail Installation	\$21,200.00	\$21,200.00		\$0.00		\$0.00	0.00	\$0.00
154	1		Change Order #10: Hawthorne Pool - Demo, shade,paint lighting, air conditioning unit	\$14,450.00	\$14,450.00		\$0.00		\$0.00	0.00	\$0.00
155	1		Change Order #11: Installation of Drone Station on Fire Station off Rosecrans	\$1,750.00	\$1,750.00		\$0.00	1.00	\$1,750.00	1.00	\$1,750.00
156	1		Change Order #12: Railroad cleanup from Praire to Aviation	\$25,000.00	\$25,000.00		\$0.00	1.00	\$25,000.00	1.00	\$25,000.00

TOTAL=

\$3,392,773.57

\$929,930.17

\$533,139.50

\$1,436,319.67

Approved CPI Increase of 7.1%

\$37,852.90

Total Amount with CPI Increase

\$570,992.40

Less 5% Retention

\$28,549.62

Total Amount Due

\$542,442.78



AGENDA ITEM NO. 29.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: Public Works

City Manager: Department Head:

SUBJECT:

Progress Payment #16 is in the amount of \$451,951.39 due to PCN3 Inc of Los Alamitos, CA for the City of Hawthorne New Senior Center (Project #24-03).

RECOMMENDED MOTION:

Staff recommends that the City Council approve this Progress Payment #16 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 north-west 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 material such as new public right of way, new concrete slab between the New Senior Center and the existing Memorial Center, etc.

Work done to date includes:

The 2nd floor wall framing is at 90% complete, first floor wall framing is completed, installation of lobby light fixtures, main hall vents, insulation and gyp board is in progress. Staircase #2 is being worked on and equipment will be arriving by the end of the month. Continuous exterior stucco and landscape work. First floor windows are being installed and glazed on site. Perforated metal framing completed and main lobby window framing completed. The roof system is currently being worked on and should be completed by mid-July.

This progress payment had a few change orders (CO): CO#168 WAP cabling and conduit requirements, CO#182 embedded plate height conflict and CO#183 RFI 350.

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 \$451,951.39 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#16

[illegible]

[illegible]

[illegible]

TO OWNER:

City of Hawthorne
4455 W. 126th Street
Hawthorne, CA, 90250

PROJECT:

City of Hawthorne New Senior Center

APPLICATION NO:

16

Distribution to:

☐

OWNER

☐

CM

☐

ARCHITECT

☐

CONTRACTOR☐

FROM CONTRACTOR:

PCN3, INC.
10591 Humbolt Street, Unit A
Los Alamitos, CA, 90720

VIA CONSTRUCTION MANAGER:

PERIOD FROM:

6/1/2026

PERIOD TO:

6/30/2026

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	781,200.78
3. CONTRACT SUM TO DATE (Line 1 ± 2)	15,226,200.78
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	11,677,039.23
5. RETAINAGE:	
a. 5 % of Work Completed (Column D + E on G703)	\$ 583,851.96
b. 5 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	583,851.96
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	11,093,187.27
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	10,641,235.88
8. CURRENT PAYMENT DUE	451,951.39
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	4,133,013.51

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 781,201	\$ -
Total approved this Month	\$0.00	\$ -
TOTALS	\$ 781,201	\$ -
NET CHANGES by Change Order	\$ 781,201	

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 \$ 451,951

(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.

CONSTRUCTION MANAGER:

By:

Project Manager

PCN3, INC.
10591 Humbolt Street, Unit A

Los Alamitos, CA, 90720

City of Hawthorne New Senior Center
CITY OF Hawthorne

Schedule of Values

APPLICATION NUMBER: 16

APPLICATION DATE: 6/30/2026

PERIOD TO: 6/30/2026

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	52,204.38	0.00	0.00	0.00	\$0.00	\$52,204.38	100%	\$0.00	\$2,610.22
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	35,000.00	15,000.00	0.00	0.00	\$0.00	\$50,000.00	36%	\$89,670.70	\$2,500.00
3.a.ii	SENIOR CENTER SITE - BRICK PAVERS	121,197.80	31,000.00	0.00	0.00	0.00	\$0.00	\$31,000.00	26%	\$90,197.80	\$1,550.00
3.a.iii	SENIOR CENTER SITE - LANDSCAPE	197,109.89	25,000.00	10,000.00	0.00	0.00	\$0.00	\$35,000.00	18%	\$162,109.89	\$1,750.00
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	55,000.00	0.00	0.00	0.00	\$0.00	\$55,000.00	50%	\$54,801.36	\$2,750.00
3.c	NORTH PARKING LOT	69,844.20	35,000.00	0.00	0.00	0.00	\$0.00	\$35,000.00	50%	\$34,844.20	\$1,750.00
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	75,000.00	0.00	0.00	0.00	\$0.00	\$75,000.00	73%	\$27,424.00	\$3,750.00
4.f	ELECTRIC VEHICLE CHARGING STATION	43,365.00	25,000.00	0.00	0.00	0.00	\$0.00	\$25,000.00	58%	\$18,365.00	\$1,250.00
4.g	SITE LIGHTING	47,200.00	25,000.00	0.00	0.00	0.00	\$0.00	\$25,000.00	53%	\$22,200.00	\$1,250.00
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
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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			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.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	160,000.00	15,000.00	0.00	0.00	\$0.00	\$175,000.00	94%	\$11,381.00	\$8,750.00
8.b	MISC. METALS	11,800.00	10,000.00	1,800.00	0.00	0.00	\$0.00	\$11,800.00	100%	\$0.00	\$590.00
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	228,092.23	0.00	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	167,500.00	0.00	0.00	0.00	\$0.00	\$167,500.00	90%	\$19,357.25	\$8,375.00
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	44,700.00	0.00	0.00	0.00	\$0.00	\$44,700.00	90%	\$4,978.00	\$2,235.00
11.b	WINDOWS	227,364.76	170,000.00	45,000.00	0.00	0.00	\$0.00	\$215,000.00	95%	\$12,364.76	\$10,750.00
11.c	DOORS + H.W.	100,250.44	90,000.00	0.00	0.00	0.00	\$0.00	\$90,000.00	90%	\$10,250.44	\$4,500.00
11.d	WINDOWS	16,903.50	14,000.00	2,000.00	0.00	0.00	\$0.00	\$16,000.00	95%	\$903.50	\$800.00
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	150,000.00	10,000.00	0.00	0.00	\$0.00	\$160,000.00	95%	\$7,562.36	\$8,000.00
12.b	INTERIOR WALLS	343,807.16	280,000.00	0.00	0.00	0.00	\$0.00	\$280,000.00	81%	\$63,807.16	\$14,000.00
12.c	FLOOR FINISHES	150,590.42	30,000.00	0.00	0.00	0.00	\$0.00	\$30,000.00	20%	\$120,590.42	\$1,500.00
12.d	CEILING FINISHES	203,943.81	20,000.00	40,000.00	0.00	0.00	\$0.00	\$60,000.00	29%	\$143,943.81	\$3,000.00
12.e	VERTICAL SOFFITS	53,764.20	47,500.00	6,264.20	0.00	0.00	\$0.00	\$53,764.20	100%	\$0.00	\$2,688.21
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	3,300.00	0.00	0.00	\$0.00	\$3,300.00	10%	\$30,422.04	\$165.00
13.b	MISC. SPECIALTIES	24,965.02	0.00	2,500.00	0.00	0.00	\$0.00	\$2,500.00	10%	\$22,465.02	\$125.00
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	3,564.60	0.00	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	92,000.00	15,000.00	0.00	0.00	\$0.00	\$107,000.00	88%	\$14,240.00	\$5,350.00
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
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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			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.b	PLUMBING FIXTURES	34,220.00	21,000.00	5,000.00	0.00	0.00	\$0.00	\$26,000.00	76%	\$8,220.00	\$1,300.00
19.c	COLD WATER	37,771.80	37,771.80	0.00	0.00	0.00	\$0.00	\$37,771.80	100%	\$0.00	\$1,888.59
19.d	HOT WATER	21,428.80	21,428.80	0.00	0.00	0.00	\$0.00	\$21,428.80	100%	\$0.00	\$1,071.44
19.e	SANITARY SEWER & VENT	62,315.80	62,315.80	0.00	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	15,000.00	0.00	0.00	\$0.00	\$16,000.00	73%	\$6,007.00	\$800.00
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	105,000.00	5,000.00	0.00	0.00	\$0.00	\$110,000.00	95%	\$5,223.46	\$5,500.00
20.b	VRF SPLIT SYSTEM	92,712.60	85,500.00	2,500.00	0.00	0.00	\$0.00	\$88,000.00	95%	\$4,712.60	\$4,400.00
20.c	MINI SPLIT SYSTEM	30,326.00	26,000.00	2,500.00	0.00	0.00	\$0.00	\$28,500.00	94%	\$1,826.00	\$1,425.00
20.d	EXHAUST FAN	2,861.50	2,600.00	0.00	0.00	0.00	\$0.00	\$2,600.00	91%	\$261.50	\$130.00
20.e	CONTROLS	11,363.40	9,000.00	1,200.00	0.00	0.00	\$0.00	\$10,200.00	90%	\$1,163.40	\$510.00
20.f	MISCELLANEOUS	1,180.00	590.00	0.00	0.00	0.00	\$0.00	\$590.00	50%	\$590.00	\$29.50
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	40,000.00	0.00	0.00	0.00	\$0.00	\$40,000.00	94%	\$2,480.00	\$2,000.00
21.b	PANEL "K" FEEDER	16,862.20	15,500.00	0.00	0.00	0.00	\$0.00	\$15,500.00	92%	\$1,362.20	\$775.00
21.c	BRANCH POWER	32,579.56	30,000.00	0.00	0.00	0.00	\$0.00	\$30,000.00	92%	\$2,579.56	\$1,500.00
21.d	HVAC/PLUMBING EQUIPMENT POWER	89,028.99	85,000.00	0.00	0.00	0.00	\$0.00	\$85,000.00	95%	\$4,028.99	\$4,250.00
21.e	LIGHTING	111,156.00	105,000.00	0.00	0.00	0.00	\$0.00	\$105,000.00	94%	\$6,156.00	\$5,250.00
21.f	EXT	305,717.82	245,000.00	0.00	0.00	0.00	\$0.00	\$245,000.00	80%	\$60,717.82	\$12,250.00
21.g	MISCELLANEOUS	1,180.00	590.00	0.00	0.00	0.00	\$0.00	\$590.00	50%	\$590.00	\$29.50
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	66,000.00	0.00	0.00	0.00	\$0.00	\$66,000.00	47%	\$73,118.66	\$3,300.00
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	70,000.00	0.00	0.00	0.00	\$0.00	\$70,000.00	71%	\$29,214.40	\$3,500.00
23.b	SECURITY	119,057.28	81,000.00	9,000.00	0.00	0.00	\$0.00	\$90,000.00	76%	\$29,057.28	\$4,500.00
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	10,100.00	0.00	0.00	0.00	\$0.00	\$10,100.00	40%	\$15,215.72	\$505.00
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
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

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			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				
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	358,039.14	0.00	0.00	0.00	\$0.00	\$358,039.14	100%	\$0.00	\$17,901.96
28.b	EXTERIOR METAL STAIR	108,896.30	107,000.00	0.00	0.00	0.00	\$0.00	\$107,000.00	98%	\$1,896.30	\$5,350.00
28.c	METAL PAN STAIR, INTERIOR	206,183.76	196,000.00	5,000.00	0.00	0.00	\$0.00	\$201,000.00	97%	\$5,183.76	\$10,050.00
28.d	EXTERIOR SCREEN SYSTEM	1,020,169.00	710,000.00	100,000.00	0.00	0.00	\$0.00	\$810,000.00	79%	\$210,169.00	\$40,500.00
28.e	MISC. METALS	187,195.20	180,000.00	3,500.00	0.00	0.00	\$0.00	\$183,500.00	98%	\$3,695.20	\$9,175.00
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	232,353.80	0.00	0.00	0.00	\$0.00	\$232,353.80	100%	\$0.00	\$11,617.69
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	50,000.00	25,000.00	0.00	0.00	\$0.00	\$75,000.00	55%	\$60,812.34	\$3,750.00
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	41,000.00	0.00	0.00	0.00	\$0.00	\$41,000.00	91%	\$3,958.00	\$2,050.00
31.b	EXTERIOR WINDOWS	149,067.13	77,500.00	30,000.00	0.00	0.00	\$0.00	\$107,500.00	72%	\$41,567.13	\$5,375.00
31.c	INTERIOR DOORS + H.W.	100,250.44	90,000.00	0.00	0.00	0.00	\$0.00	\$90,000.00	90%	\$10,250.44	\$4,500.00
31.d	INTERIOR WINDOWS	16,903.50	7,500.00	7,500.00	0.00	0.00	\$0.00	\$15,000.00	89%	\$1,903.50	\$750.00
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	550,000.00	55,000.00	0.00	0.00	\$0.00	\$605,000.00	90%	\$64,247.62	\$30,250.00
32.b	INTERIOR WALLS	492,469.46	405,000.00	15,000.00	0.00	0.00	\$0.00	\$420,000.00	85%	\$72,469.46	\$21,000.00
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	60,000.00	0.00	0.00	0.00	\$0.00	\$60,000.00	61%	\$38,997.28	\$3,000.00
32.f	EXTERIOR SOFFIT/FASCIA	68,864.80	15,000.00	0.00	0.00	0.00	\$0.00	\$15,000.00	22%	\$53,864.80	\$750.00
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
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	130,000.00	0.00	0.00	0.00	\$0.00	\$130,000.00	81%	\$30,480.00	\$6,500.00

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			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							
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	82,500.00	0.00	0.00	0.00	\$0.00	\$82,500.00	67%	\$40,989.45	\$4,125.00
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	32,500.00	0.00	0.00	0.00	\$0.00	\$32,500.00	55%	\$26,500.00	\$1,625.00
39.c	COLD WATER	70,575.80	70,575.80	0.00	0.00	0.00	\$0.00	\$70,575.80	100%	\$0.00	\$3,528.79
39.d	HOT WATER	36,509.20	36,509.20	0.00	0.00	0.00	\$0.00	\$36,509.20	100%	\$0.00	\$1,825.46
39.e	SANITARY SEWER & VENT	94,588.80	94,588.80	0.00	0.00	0.00	\$0.00	\$94,588.80	100%	\$0.00	\$4,729.44
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	167,500.00	15,000.00	0.00	0.00	\$0.00	\$182,500.00	79%	\$49,529.30	\$9,125.00
40.b	MINI SPLIT SYSTEM	9,440.00	7,000.00	0.00	0.00	0.00	\$0.00	\$7,000.00	74%	\$2,440.00	\$350.00
40.c	EXHAUST FAN	19,169.10	13,000.00	0.00	0.00	0.00	\$0.00	\$13,000.00	68%	\$6,169.10	\$650.00
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	20,500.00	0.00	0.00	0.00	\$0.00	\$20,500.00	80%	\$5,165.00	\$1,025.00
41.b	PANEL BOARD	12,390.00	9,000.00	0.00	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	35,500.00	0.00	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	33,592.12	0.00	0.00	0.00	\$0.00	\$33,592.12	76%	\$10,500.00	\$1,679.61
41.f	LIGHTING	201,952.16	177,500.00	0.00	0.00	0.00	\$0.00	\$177,500.00	88%	\$24,452.16	\$8,875.00
41.g	MISCELLANEOUS	1,180.00	590.00	0.00	0.00	0.00	\$0.00	\$590.00	50%	\$590.00	\$29.50
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	65,000.00	0.00	0.00	0.00	\$0.00	\$65,000.00	42%	\$90,747.02	\$3,250.00
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	65,500.00	0.00	0.00	0.00	\$0.00	\$65,500.00	65%	\$35,555.20	\$3,275.00
43.b	SECURITY	121,266.24	36,000.00	0.00	0.00	0.00	\$0.00	\$36,000.00	30%	\$85,266.24	\$1,800.00
		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
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

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			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				
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	Change Order #15R1 - Low Voltage Underground Conduits	11,683.17	10,000.00	0.00	0.00	0.00	\$0.00	\$10,000.00	86%	\$1,683.17	\$500.00
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	24,988.03	0.00	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	540.00	0.00	0.00	0.00	\$0.00	\$540.00	50%	\$541.73	\$27.00
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	3,000.00	0.00	0.00	0.00	\$0.00	\$3,000.00	74%	\$1,055.57	\$150.00
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 ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			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	-24,525.00	0.00	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	Change Order #55 - FC-1 Duct Size and Connection Changes	6,702.03	6,702.03	0.00	0.00	0.00	\$0.00	\$6,702.03	100%	\$0.00	\$335.10
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	Change Order #63R1 - Additional Partition Work Requested	2,590.46	2,590.46	0.00	0.00	0.00	\$0.00	\$2,590.46	100%	\$0.00	\$129.52
64			0.00	0.00		0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
65	Change Order #65 - Clash of (N) Beam Posts w Drain Pipe at (E) Stem Wall	1,453.19	1,453.19	0.00	0.00	0.00	\$0.00	\$1,453.19	100%	\$0.00	\$72.66
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	6,000.00	0.00		0.00	\$0.00	\$6,000.00	81%	\$1,427.23	\$300.00
72	Change Order #72 - Updated Utility Plan	91,163.38	91,163.38	0.00	0.00	0.00	\$0.00	\$91,163.38	100%	\$0.00	\$4,558.17
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	Change Order #75 - Hose Bibb Location Update	3,928.42	3,928.42	0.00	0.00	0.00	\$0.00	\$3,928.42	100%	\$0.00	\$196.42
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	Change Order #79 - CMU Rebar Details	1,666.86	1,666.86	0.00	0.00	0.00	\$0.00	\$1,666.86	100%	\$0.00	\$83.34
80	Change Order #80R1 - Lighting Package Tariff Price Increase - Second Floor	24,988.03	24,988.03	0.00	0.00	0.00	\$0.00	\$24,988.03	100%	\$0.00	\$1,249.40
81	Change Order #81 - Duct Fan Coil Filter Boxes	9,089.34	9,089.34	0.00	0.00	0.00	\$0.00	\$9,089.34	100%	\$0.00	\$454.47
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	4,736.14	0.00	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	Change Order #87 - Header Sizes for Openings Over 8'	2,647.07	2,647.07	0.00	0.00	0.00	\$0.00	\$2,647.07	100%	\$0.00	\$132.35
88			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			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				
89	Change Order #89 - Credit Fire Line	-183,549.00	-183,549.00	0.00	0.00	0.00	\$0.00	-\$183,549.00	100%	\$0.00	-\$9,177.45
90			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
91	Change Order #91 - RR Floor Finish Room 113 and 114	8,477.64	4,238.82	0.00	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	Change Order #101 - VRF System Central Controller	10,805.76	5,300.00	0.00	0.00	0.00	\$0.00	\$5,300.00	49%	\$5,505.76	\$265.00
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	Change Order #105 - Anchor Bolt Extension	20,500.53	20,500.53	0.00	0.00	0.00	\$0.00	\$20,500.53	100%	\$0.00	\$1,025.03
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	3,447.39	0.00	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	Change Order #114 - Existing Roof Water Damage -Insulation	9,956.16	9,956.16	0.00	0.00	0.00	\$0.00	\$9,956.16	100%	\$0.00	\$497.81
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	Change Order #121 - Connection Detail at Slab Edge B 37B1	9,827.65	9,827.65	0.00	0.00	0.00	\$0.00	\$9,827.65	100%	\$0.00	\$491.38
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	Change Order #124 - Missing HSS Post for Glulam Beam #1	7,470.16	7,470.16	0.00	0.00	0.00	\$0.00	\$7,470.16	100%	\$0.00	\$373.51
125	Change Order #125 - Door D112-1 Height Conflict with (E) Wall	2,806.46	2,806.46	0.00	0.00	0.00	\$0.00	\$2,806.46	100%	\$0.00	\$140.32
126	Change Order #126 - Duct Size to FC-1 in RR 113	2,697.72	2,697.72	0.00	0.00	0.00	\$0.00	\$2,697.72	100%	\$0.00	\$134.89
127	Change Order #127 - Damaged Plywood Around Door D101-3	3,456.01	3,456.01	0.00	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	2,072.75	0.00	0.00	0.00	\$0.00	\$2,072.75	81%	\$500.00	\$103.64
129	Change Order #129 - Added Shut-Off Valves Throughout	20,332.40	20,332.40	0.00	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	Change Order #133 - Removal of Two Exterior Lights	4,096.40	3,050.00	0.00	0.00	0.00	\$0.00	\$3,050.00	74%	\$1,046.40	\$152.50
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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D	E	F			G		H	I
			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				
137	Change Order #137 - CU-6 Power Requirements	4,605.47	4,605.47	0.00	0.00	0.00	\$0.00	\$4,605.47	100%	\$0.00	\$230.27
138			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
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	Change Order #147 - Exit Sign on E111	1,411.44	1,411.44	0.00	0.00	0.00	\$0.00	\$1,411.44	100%	\$0.00	\$70.57
148	Change Order #148 - Door Hardware Set for D201-2	1,804.22	1,804.22	0.00	0.00	0.00	\$0.00	\$1,804.22	100%	\$0.00	\$90.21
149	Change Order #149 - Stair 2 Column	19,448.51	19,448.51	0.00	0.00	0.00	\$0.00	\$19,448.51	100%	\$0.00	\$972.43
150	Change Order #150 - Conflict Between Stair 1 and Waterproof	33,828.05	17,500.00	0.00	0.00	0.00	\$0.00	\$17,500.00	52%	\$16,328.05	\$875.00
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	Change Order #168 - WAP Cabling and Conduit Requirements	3,497.61	0.00	3,497.61	0.00	0.00	\$0.00	\$3,497.61	100%	\$0.00	\$174.88
169			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
170			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
171			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
172			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
173			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
174			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
175			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
176			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
177			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
178			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
179			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
180			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
181			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
182	Change Order #182 - Embedded Plate Height Conflict	1,469.85	0.00	1,469.85	0.00	0.00	\$0.00	\$1,469.85	100%	\$0.00	\$73.49
183	Change Order #183 - RFI 350 Clarifications	8,706.64	0.00	8,706.64	0.00	0.00	\$0.00	\$8,706.64	100%	\$0.00	\$435.33
184			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				
185			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
186			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
187			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
188			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
189			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
190			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
191			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
192			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
193			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
194			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
195			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
196			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
197			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
198			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
199			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
200			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
201			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
202			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
203			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
204			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
205			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
206			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
207			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
208			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
209			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
210			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
211			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
212			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
213			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
214			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
215			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
216			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
217			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
218			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
219			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
220			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
221			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
222			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
223			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
224			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
225			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
226			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
227			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
228			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
229			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
230			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
231			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
232			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E			F			G		H	I
			TOTAL BILLED		MATERIALS STORED			PRIOR STORED	CURRENT STORED	TOTAL STORED	TOTAL COMPLETED AND STORED TO DATE	% T/D	BALANCE TO FINISH (C-G)	RETAINAGE 5%
			PREVIOUS APPLICATIONS	THIS PERIOD										
233			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
234			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
235			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
236			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
237			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
238			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
239			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
240			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
241			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
242			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
243			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
244			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
245			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
246			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
247			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
248			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
249			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
250			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
251			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
252			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
253			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
254			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
255			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
256			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
257			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
258			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
259			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
260			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
261			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
262			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
263			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
264			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
265			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
266			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
267			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
268			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
269			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
270			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
271			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
272			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
273			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
274			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
275			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
276			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
277			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
278			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
279			0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
280			0.00	0.00	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				
281			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
282			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
283			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
284			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
285			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
286			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
287			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
288			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
289			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
290			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
291			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
292			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
293			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
294			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
295			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
296			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
297			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
298			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
299			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
300			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
301			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
302			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
303			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
304			0.00	0.00	0.00	0.00	\$0.00	\$0.00	#DIV/0!	\$0.00	\$0.00
305								\$0.00	#DIV/0!	\$0.00	\$0.00
	TOTALS	15,239,874.88	11,201,300.93	475,738.30	0.00	0.00	0.00	11,677,039.23	76.62%	3,562,835.65	583,851.96



AGENDA ITEM NO. 30.

CITY OF HAWTHORNE

City Council

AGENDA BILL

For the meeting of 07/14/2026

Originating Department: City Manager

City Manager: Department Head:

SUBJECT:

Approval of Apace equipment payment to International Electronic Enterprises, Inc. (iEEi) for FY 26-27.

RECOMMENDED MOTION:

Staff recommends that the City Council approve payment to International Electronic Enterprises, Inc. (iEEi) and encumber funds in the amount of \$101,662.86.

DISCUSSION:

The City's Media Department maintains an archive of all digital media dating back to 2012. The current Apace archive system is approximately 15 years old and has reached the end of its life cycle. Replacing this system is critical to ensure the continued preservation and accessibility of the City's archived media. The proposed project includes purchasing the latest Apace archive system and migrating all existing archived footage to the new platform. The upgraded system is expected to provide a minimum service life of 10 years while improving reliability, performance, and long-term support. In addition, the new system will enhance media management by making archived content easier to find and transfer between machines, improving workflow efficiency, and ensuring continued access to the City's digital media assets.

The costs include:

- Apace gStor hardware – performance media appliance with GPU processing (576TB). Additional spare drive (24TB)
- Labor/Installation – Apace system's installation, set up, and training of new hardware.
- Service Agreement – 1-year included with purchase of hardware and an additional 3-year support.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

N/A

FISCAL IMPACT:

\$101,662.86 from account #375-1305-000-0-0-47404 - CATV PEG fund (DIVCA) – Not from the General Fund

NOTICING PROCEDURE:

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

ATTACHMENTS

IEEI - International Electronic Enterprises, Inc. ieei.com ieei.tv Invoice #260714



IEEI - International Electronic Enterprises, Inc. ieei.com ieei.tv

**110 Agate Avenue
Newport Beach, CA. 92662 USA
Tele: +1-949-673-2943 Fax: +1-949-673-0249
Email: sales@ieei.com or Dennis@ieei.com
WEB SITE: www.ieei.tv and www.ieei.com**

INVOICE

Date	Invoice No.
07/07/26	260714

Make payment payable to: International Electronic Enterprises, Inc.

Sold To: City of Hawthorne
4455 W. 126th St
Hawthorne, CA 90250
Erick Chavez, Production Supervisor
Phone: 310-349-1628
Email: echavez@cityofhawthorne.org

Ship To:

City of Hawthorne
4455 W. 126th St
Hawthorne, CA 90250
Erick Chavez, Production Supervisor
Phone: 310-349-1628
Email: echavez@cityofhawthorne.org

Terms	Rep	Purchase Order	Ship Via
Net 30 Days	Dennis Bress	Erick Chavez	Hand Delivered

Ln #	Qty	Part Number	Description	Unit Price	Ext. Price
1	1	g60-4U576T-DM-DB	g60-4U576T-DM-DB, Apace gStor - performance media appliance with GPU processing (editing, media management, Nearline) 576TB raw capacity(480TB net usable) in dual array 12-12 RAID-6, 4u 19" rackmount, redundant p/s, 24 hot-swap 24TB s-ATA data drives, offering 576TB raw capacity(480TB net capacity) Quad 10GE RJ45/ Quad GE backward compatible. This gStor has a 1 year SA - Service Agreement h/w and s/w with 3 years Warranty on Drives. Includes 1 year Apace DataManager software subscription to Manage this storage for up to 10 users	\$77,000.00	\$77,000.00
2	1	SP-hd24000	SP-hd24000, Spare 24TB Drive with Tray, Apace certified and tested.	\$1,600.00	\$1,600.00
3	1	MNT-SRV-4U-3Y-RDB-G	MNT-SRV-4U-3YRDB Apace 4U maintenance 1 year, M-F, 9-6. Includes gStor / eStor series 60. This is a 3 year SA - Service Agreement This contract does not cover any parts replacement unless within the one year product warranty.	\$12,480.00	\$12,480.00
4	1	Apace Install	Apace Install, Apace Systems Install. Installation, set up and training per day. * Does not include travel related expenses.	\$1,500.00	\$1,500.00
5	1	Discount	Discount : Free Spare 24TB spare drive	-\$1,600.00	-\$1,600.00

07/07/26

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**110 Agate Avenue
Newport Beach, CA. 92662 USA
Tele: +1-949-673-2943 Fax: +1-949-673-0249
Email: sales@ieei.com or Dennis@ieei.com
WEB SITE: www.ieei.tv and www.ieei.com**

Ln #	Qty	Part Number	Description	Unit Price	Ext. Price
6	1	SMT2200RM2U	SMT2200RM2U, APC Smart-UPS 2200 LCD UPS, Rack-mountable, 2200 VA power capacity, 5.1 min battery run time (up to), 1.98 kW power provided, 120 V, 3 year warranty. This is the UPS for the Apace 4U vStor and eStor and AberNAS 4U which run at ~ 1010 Watts. Note: The server room needs to have 20amp plug that has 5-20p receptacle. Requires a NEMA 5-20P outlet to power . This UPS cannot be plugged into a standard NEMA 5-15 outlet. Apace 4U 1010 Watts / 110v = 10 Amps	\$2,351.00	\$2,351.00
7	1	TAX	TAX, California Sales Tax, Clty of Hawthorne 10.5%	\$8,331.86	\$8,331.86

Sales Order	
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SubTotal	\$101,662.86
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Equipment is the property of IEEI until paid in full.

Mr. Dennis Bress, President / CEO

Total in US dollars	\$101,662.86
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