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

Dayna S. Williams-Hunter, City Clerk

CITY OF HAWTHORNE
CITY COUNCIL REGULAR MEETING
AGENDA FOR OCTOBER 27, 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. IT WILL ALSO BE BROADCAST LIVE AND MADE AVAILABLE THEREAFTER ON THE CITY OF HAWTHORNE'S WEBSITE UNDER "MEETING VIDEO" OR ON YOUTUBE BY SEARCHING FOR HAWTHORNE COMMUNITY TELEVISION.

THE AGENDA, STAFF REPORTS, AND ATTACHMENTS ARE AVAILABLE ONLINE BY 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 (310) 349-2915 OR CITYCLERK@CITYOFHAWTHORNE.ORG.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Presentation of the Good Neighbor Award

PUBLIC COMMENTS

PUBLIC COMMENT INSTRUCTIONS

MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE CITY COUNCIL, PARKING AUTHORITY, OR HOUSING AUTHORITY MAY COMPLETE A SPEAKER REQUEST CARD AND PROVIDE IT TO THE CITY CLERK/SECRETARY TO ASSIST WITH MEETING ORGANIZATION. COMPLETION OF A CARD IS NOT REQUIRED TO SPEAK. WHEN RECOGNIZED BY THE PRESIDING OFFICER, SPEAKERS SHOULD STATE THEIR FULL NAME AND ADDRESS FOR THE RECORD. COMMENTS SHALL BE BRIEF, COMPLETE, AND LIMITED TO THREE MINUTES, WHICH INCLUDES ANY RESPONSES FROM STAFF OR THE GOVERNING BODY.

UNDER THE RALPH M. BROWN ACT (GOVERNMENT CODE SECTION 54950 ET SEQ.), THE COUNCIL MAY NOT RESPOND IN DETAIL OR ACT ON MATTERS NOT LISTED ON THE AGENDA. ALL REMARKS MUST BE DIRECTED TO THE GOVERNING BODY AS A WHOLE.

REMOTE PUBLIC PARTICIPATION IS AVAILABLE VIA THE CITY'S ZOOM WEBINAR PLATFORM. TO JOIN BY PHONE, DIAL +1 669-254-5252, +1 669-216-1590, OR +1 415-449-4000 (SPANISH LINE). PRESS *9 TO RAISE YOUR HAND AND PRESS *6 TO UNMUTE WHEN CALLED. ZOOM USERS MAY USE THE RAISE HAND FEATURE. NO ADVANCE REGISTRATION IS REQUIRED.

CITY CLERK'S CONSENT CALENDAR

2. The Director of Finance 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 10/14/2026 to 10/27/2026 for a total of $7,277,480.76.

3. Approval of City Council meeting minutes for the regular meeting of July 14, 2026. Motion to approve the minutes.

RECOMMENDED MOTION:
Staff recommends that Council approve the regular City Council Meeting Minutes of July 14, 2026.

4. Approval of waiver of full readings of resolutions and ordinances on Tuesday, October 27, 2026's agenda. Motion to waive full readings.

RESOLUTIONS

5. **RESOLUTION 8638** - A RESOLUTION OF THE CITY OF HAWTHORNE AUTHORIZING THE APPLICATION AND AMENDING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM.

RECOMMENDED MOTION:
Staff recommends that the City Council:
1. Open public meeting on this topic;
2. Accept public comments;
3. Close public meeting;
4. adopt the resolution to authorize the application and amend the PLHA Plan for the Permanent Local Housing Allocation Program.

ORDINANCES
(None at this time)

BIDS: OPENINGS & RESULTS

6. Bid Opening for Hawthorne Municipal pool Renovation Project (Project #26-02).

RECOMMENDED MOTION:
Staff recommends opening bids for Hawthorne Municipal Pool Renovation Project (Project #26-02).

PUBLIC HEARINGS

7. Public Hearing on the Draft Substantial Amendments to the 2026-2027 Action Plan for the Community Development Block Grant (CDBG) Program and Section 108 Loan Guarantee Application.

RECOMMENDED MOTION:
The staff advises that the City Council:

1. Open and conduct a public hearing to receive comments on the draft Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application;
2. Close the public hearing;
3. Approve the Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application, reallocating a total of $825,000 to the City's Senior Center

Improvements project, consisting of $325,000 in CDBG funds and $500,000 in Section 108 Loan proceeds;
4. Authorize the City Manager, or designee, to finalize, execute, and submit the Substantial Amendments and any associated certifications or documentation to the U.S. Department of Housing and Urban Development (HUD) for review and approval, as applicable;
5. Authorize the City Manager, or designee, to execute and amend agreements and other documents necessary to implement the approved amendments, subject to applicable HUD requirements.

GENERAL MATTERS

(None at this time)

CITY MANAGER'S CONSENT CALENDAR

8. Consideration of Cancellation of the November 24 and December 22, 2026, Regular City Council Meetings Due to the Thanksgiving and Christmas Holidays.

RECOMMENDED MOTION:
It is recommended that the City Council approve the cancellation of the regular City Council meetings scheduled for November 24, 2026, and December 22, 2026, due to the Thanksgiving and Christmas holidays, respectively, and declare those meeting dates dark.

9. Progress Payment #3 in the amount of $495,574.63 due to Jermax Construction Inc of San Fernando, CA for City of Hawthorne Housing Rehabilitation 2026 Phase II (Project #26-11).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #3 and all change orders associated with this progress payment to Jermax Construction Inc of San Fernando, CA.

10. Authorization of repairs and recertification to Public Works Bucket Truck Unit #45.

RECOMMENDED MOTION:
Staff recommends that the City Council authorize repairs and recertification of vehicle for Public Works Bucket Truck Unit #45 by Terex.

11. Approval of the Purchase of One (1) Big Joe Electric Forklift and Charging Equipment from Big Joe California in an Amount Not to Exceed $98,200.00.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the purchase of one (1) Big Joe LPE100S electric forklift, including one (1) external fast charger, from Big Joe California in an amount not to exceed $98,200.00, inclusive of applicable taxes and delivery, and authorize the City Manager or his designee to execute the necessary purchasing documents, subject to the availability and approval of California Clean Off-Road Equipment Voucher Incentive Project (CORE) funding.

12. Approval of DigEplan Electronic Plan Review Software and Implementation Services to Replace "Bluebeam."

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Agreement with Tyler Technologies and authorize the City Manager or his designee to execute the agreement.

CITY ATTORNEY'S CONSENT CALENDAR

(None at this time)

DISCUSSION ITEMS

13. CalPortland Concrete Batch Plant at 339 S. Aviation Blvd. (A. Monteiro)

ELECTED OFFICIALS REPORTS

COUNCIL DIRECTIVES

CLOSED SESSION

14. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Gov't. Code Section 54956(d)(1)

Name of Case: *Carlos Leon, et al. v. City of Hawthorne, et al.*
LASC Case No. 23TRCV00302

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, October 27, 2026



_____

DIANA CUCALON
HAWTHORNE DEPUTY CITY CLERK

AGENDA ITEM NO. 1.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Human Resources

SUBJECT:
Presentation of the Good Neighbor Award

AGENDA ITEM NO. 2.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Licensing

City Manager: Department Head:

SUBJECT:
The Director of Finance 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 10/14/2026 to 10/27/2026 for a total of $7,277,480.76.

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 $7,277,480.76 are available in the adopted Fiscal Year 2026-2027 budget.

Description of Warrants	**Amount**
Payroll City Warrants	$2,182,841.24
General City Warrants	$4,161,741.25
Housing Warrants	$932,898.27
Asset Forfeiture Warrants	-
Grand Total	**$7,277,480.76**

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

ATTACHMENTS
Council approval of Warrants 10272026

CITY OF HAWTHORNE

FOR THE MEETING OF OCTOBER 27, 2026

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
10/8/26	197102	197114	PAYROLL	11,070.40
10/8/26	46646	46962	PAYROLL	1,081,770.11
10/22/26	46963	47279	PAYROLL	7,539.62
10/22/26	197115	197124	PAYROLL	1,082,461.11
*** Emergency Issue - for ratification only**				2,182,841.24

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 OCTOBER 27, 2026

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
10/8/26	497340	497357	DEBT LEVIES	26,354.24
10/8/26	497358	497358	CITY - SPECIAL	158.40
10/27/26	497359	497363	UTILITIES	96,028.77
10/27/26	497364	497538	CITY	4,039,199.84
				4,161,741.25

*** Emergency Issue - for ratification only**

State of California, County of Los Angeles SS:

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

_____ City Treasurer

_____ City Clerk

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: DL100826 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
123239	CA DISBURSEMENT UNIT								
	133256	10/08/26		497340	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	704.30
	INVOICE: 2026-22								
	VENDOR TOTALS		2,112.90 YTD INVOICED				23,946.20 YTD PAID		704.30
119637	CA SDU, STATE DISBURSEMENT UNIT								
	133251	10/08/26		497341	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	258.46
	INVOICE: 2026-22								
	VENDOR TOTALS		775.38 YTD INVOICED				8,787.64 YTD PAID		258.46
119685	CA SDU, STATE DISBURSEMENT UNIT								
	133252	10/08/26		497342	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	142.15
	INVOICE: 2026-22								
	VENDOR TOTALS		426.45 YTD INVOICED				4,833.10 YTD PAID		142.15
124951	CA STATE DISBURSEMENT UNIT								
	133292	10/08/26		497343	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	1,096.15
	INVOICE: 2026-22								
	VENDOR TOTALS		.00 YTD INVOICED				4,788.43 YTD PAID		1,096.15
124099	CALIFORNIA STATE DISBURSEMENT UNIT								
	133254	10/08/26		497344	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	533.53
	INVOICE: 2026-22								
	VENDOR TOTALS		1,600.59 YTD INVOICED				18,140.02 YTD PAID		533.53
121291	FRANCHISE TAX BOARD								
	133293	10/08/26		497345	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	200.00
	INVOICE: 2026-22								
	VENDOR TOTALS		.00 YTD INVOICED				4,400.00 YTD PAID		200.00
123629	FRANCHISE TAX BOARD								
	133295	10/08/26		497347	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	100.00
	INVOICE: 2026-22								
	VENDOR TOTALS		99.43 YTD INVOICED				2,399.43 YTD PAID		100.00
122813	FRANCHISE TAX BOARD								
	133296	10/08/26		497346	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	635.32
	INVOICE: 2026-22								
	VENDOR TOTALS		.00 YTD INVOICED				1,905.96 YTD PAID		635.32
124786	FRANCHISE TAX BOARD								
	133300	10/08/26		497348	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	30.00
	INVOICE: 2026-22								

PAID INVOICES REPORT

CHECK: DL100826 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		.00 YTD INVOICED				681.82 YTD PAID		30.00
4	H.M.E.A.								
	133241	10/08/26		497349	P	10/08/26	960 21600	ACCRUED WAGES PAYABLE	1,580.00
	INVOICE: 2026-22								
	VENDOR TOTALS		4,660.00 YTD INVOICED				54,820.00 YTD PAID		1,580.00
99379	HAWTHORNE EXECUTIVE GROUP								
	133240	10/08/26		497350	P	10/08/26	960 21600	ACCRUED WAGES PAYABLE	600.00
	INVOICE: 2026-22								
	VENDOR TOTALS		1,320.00 YTD INVOICED				18,080.00 YTD PAID		600.00
124425	HAWTHORNE POLICE CIVILIAN ASSOCIATION (HPCA)								
	133246	10/08/26		497351	P	10/08/26	960 21600	ACCRUED WAGES PAYABLE	1,320.00
	INVOICE: 2026-22								
	VENDOR TOTALS		3,960.00 YTD INVOICED				46,880.00 YTD PAID		1,320.00
3	HAWTHORNE POLICE OFFICERS ASSN								
	133242	10/08/26		497352	P	10/08/26	960 21600	ACCRUED WAGES PAYABLE	6,372.75
	INVOICE: 2026-22A								
	133243	10/08/26		497352	P	10/08/26	960 21600	ACCRUED WAGES PAYABLE	688.00
	INVOICE: 2026-22B								
	133245	10/08/26		497352	P	10/08/26	960 21640	ADDITIONAL INS LIABILITY	3,738.07
	INVOICE: 2026-22C								
	VENDOR TOTALS		27,289.71 YTD INVOICED				358,773.15 YTD PAID		10,798.82
115178	PRE PAID LEGAL SERVICES, INC.								
	133247	10/08/26		497353	P	10/08/26	960 21640	ADDITIONAL INS LIABILITY	207.87
	INVOICE: 2026-22								
	VENDOR TOTALS		525.63 YTD INVOICED				6,424.04 YTD PAID		207.87
124996	STATE OF CALIFORNIA FRANCISE TAX BOARD								
	133297	10/08/26		497354	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	250.21
	INVOICE: 2026-22								
	VENDOR TOTALS		.00 YTD INVOICED				750.63 YTD PAID		250.21
113121	TOTAL ADMINISTRATION SVCS CORP								
	133301	10/08/26		497355	P	10/08/26	960 21640	ADDITIONAL INS LIABILITY	923.07
	INVOICE: 2026-22A								
	133302	10/08/26		497355	P	10/08/26	960 21640	ADDITIONAL INS LIABILITY	4,594.21
	INVOICE: 2026-22B								
	VENDOR TOTALS		12,035.79 YTD INVOICED				176,420.00 YTD PAID		5,517.28

PAID INVOICES REPORT

CHECK: DL100826 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
103511	U.S. BANK PARS 6746022400, L.A. LOCKBOX 511649								
	133303	10/08/26		497356	P	10/08/26	960 20270	PARS LIABILITY	1,811.83
	INVOICE: 2026-22A								
	133304	10/08/26		497356	P	10/08/26	960 20270	PARS LIABILITY	452.94
	INVOICE: 2026-22B								
	VENDOR TOTALS	12,049.44 YTD INVOICED					84,117.47 YTD PAID		2,264.77
123240	VILLEGAS, ALBA								
	133258	10/08/26		497357	P	10/08/26	960 21630	GARNISHMENTS LIABILITY	115.38
	INVOICE: 2026-22								
	VENDOR TOTALS	346.14 YTD INVOICED					3,922.92 YTD PAID		115.38
								REPORT TOTALS	26,354.24

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	18	26,354.24

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: C100826 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
119294	DIVISION OF THE ST. ARCHITECT								
	133145	09/30/26		497358	P	10/08/26	10000106 51631	SB 1186 $4 STATE SURCHAR	158.40
	INVOICE: QE09/2026								
	VENDOR TOTALS		.00 YTD INVOICED				2,114.40 YTD PAID		158.40
								REPORT TOTALS	158.40

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	158.40

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: UT102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
115783	AT&T								
	132868	09/01/26		497359	P	10/27/26	52035030 43054	TELEPHONE	52.92
	INVOICE: SP9391026287								
	VENDOR TOTALS		.00 YTD INVOICED				59,374.78 YTD PAID		52.92
18100	GOLDEN STATE WATER CO.								
	133045	08/10/26		497360	P	10/27/26	22041060 45444	UTILITIES	465.35
	INVOICE: AG80946300003								
	VENDOR TOTALS		.00 YTD INVOICED				234,581.11 YTD PAID		465.35
17953	SO CALIF EDISON CO								
	132992	09/28/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	104.67
	INVOICE: SP700238897708								
	133014	09/29/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	103.82
	INVOICE: SP700414005138								
	133067	09/30/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	111.84
	INVOICE: SP700413964116								
	133068	09/30/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	81.74
	INVOICE: SP700415322318								
	133069	09/30/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	102.17
	INVOICE: SP700385074482								
	133071	09/30/26		497361	P	10/27/26	10061100 45444	UTILITIES	99.92
	INVOICE: SP700413762234								
	133072	09/30/26		497361	P	10/27/26	20025000 45444	UTILITIES	189.23
	INVOICE: SP700616837087								
	133074	09/30/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	36.14
	INVOICE: SP700413948857								
	133076	09/30/26		497361	P	10/27/26	10061100 45444	UTILITIES	54.56
	INVOICE: SP700413787088								
	133077	09/30/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	130.08
	INVOICE: SP700412466979								
	133079	09/30/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	80.64
	INVOICE: SP700415310392								
	133092	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	132.21
	INVOICE: OC700196576305								
	133093	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	111.51
	INVOICE: OC700413671395								
	133094	10/01/26		497361	P	10/27/26	10061010 45444	UTILITIES	206.74
	INVOICE: OC700413750211								
	133095	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	99.68
	INVOICE: OC700413639568								
	133096	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	99.13
	INVOICE: OC700541838004								
	133097	10/01/26		497361	P	10/27/26	10061010 45444	UTILITIES	18.78
	INVOICE: OC700412405547								
	133098	10/01/26		497361	P	10/27/26	22041060 45444	UTILITIES	93.03
	INVOICE: OC700455547107								
	133099	10/01/26		497361	P	10/27/26	10061100 45444	UTILITIES	20.63
	INVOICE: OC700413816693								

PAID INVOICES REPORT

CHECK: UT102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
133100	10/01/26		497361	P	10/27/26	10061050 45444	UTILITIES	10,458.16
INVOICE: OC700250316527								
133101	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	133.32
INVOICE: OC700413801034								
133102	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	198.57
INVOICE: OC700415109322								
133103	10/01/26		497361	P	10/27/26	20025000 45444	UTILITIES	133.53
INVOICE: OC700534679101								
133104	10/01/26		497361	P	10/27/26	20025000 45444	UTILITIES	17.39
INVOICE: OC700201790760								
133106	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	77.00
INVOICE: OC700413775974								
133107	10/01/26		497361	P	10/27/26	10061010 45444	UTILITIES	492.50
INVOICE: OC700413829831								
133108	10/01/26		497361	P	10/27/26	10061010 45444	UTILITIES	157.31
INVOICE: OC700196589136								
133109	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	137.75
INVOICE: OC700413657352								
133110	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	106.56
INVOICE: OC700415157418								
133111	10/01/26		497361	P	10/27/26	20025000 45444	UTILITIES	8,066.29
INVOICE: OC700364926774								
133112	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	109.60
INVOICE: OC700415394157								
133113	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	136.94
INVOICE: OC700415168330								
133114	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	84.79
INVOICE: OC700415119022								
133115	10/01/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	72.92
INVOICE: OC700413595112								
133116	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	245.07
INVOICE: OC700028707802								
133117	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	39.33
INVOICE: OC700591200088								
133118	10/02/26		497361	P	10/27/26	22041060 45444	UTILITIES	80.56
INVOICE: OC700415407897								
133119	10/02/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	116.56
INVOICE: OC700029139046								
133120	10/02/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	113.09
INVOICE: OC700878401833								
133121	10/02/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	451.21
INVOICE: OC700415101844								
133122	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	290.73
INVOICE: OC700382576734								
133123	10/02/26		497361	P	10/27/26	22041060 45444	UTILITIES	120.99
INVOICE: OC700415444374								
133124	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	814.83
INVOICE: OC700610655258								
133125	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	31.38
INVOICE: OC700201940809								
133127	10/02/26		497361	P	10/27/26	52035030 45444	UTILITIES	19.27

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: OC700169896049								
133128	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	332.30
INVOICE: OC700017571996								
133131	10/02/26		497361	P	10/27/26	22041060 45444	UTILITIES	140.66
INVOICE: OC700413545497								
133132	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	65.07
INVOICE: OC700272148294								
133133	10/02/26		497361	P	10/27/26	20025000 45444	UTILITIES	200.62
INVOICE: OC700203184631								
133211	10/03/25		497361	P	10/27/26	10041050 45444	UTILITIES	168.06
INVOICE: OC700413563584								
133327	10/05/26		497361	P	10/27/26	20025000 45444	UTILITIES	418.99
INVOICE: OC700599510261								
133329	10/05/26		497361	P	10/27/26	10061100 45444	UTILITIES	404.75
INVOICE: OC700413581065								
133330	10/05/26		497361	P	10/27/26	20025000 45444	UTILITIES	357.64
INVOICE: OC700415497120								
133331	10/05/26		497361	P	10/27/26	20025000 45444	UTILITIES	1,134.00
INVOICE: OC700415468525								
133332	10/05/26		497361	P	10/27/26	10061100 45444	UTILITIES	641.71
INVOICE: OC700415364047								
133335	10/05/26		497361	P	10/27/26	20025000 45444	UTILITIES	206.18
INVOICE: OC700413856406								
133359	10/07/26		497361	P	10/27/26	20025000 45444	UTILITIES	59,011.29
INVOICE: OC700364879789								
134107	10/12/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	164.13
INVOICE: OC700413842460								
134109	10/12/26		497361	P	10/27/26	10061090 45444	UTILITIES	3,357.32
INVOICE: OC700412378164								
134111	10/12/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	231.21
INVOICE: OC700541268936								
134122	10/14/26		497361	P	10/27/26	46447150 45444	UTILITIES	13.79
INVOICE: OC701067737042								
134123	10/14/26		497361	P	10/27/26	46447150 45444	UTILITIES	13.66
INVOICE: OC700463726328								
134882	10/14/26		497361	P	10/27/26	20025000 45444	UTILITIES	93.21
INVOICE: OC700302504850								
134884	10/14/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	216.58
INVOICE: OC700415056980								
134886	10/14/26		497361	P	10/27/26	10061010 45444	UTILITIES	22.63
INVOICE: OC700703880342								
134887	10/14/26		497361	P	10/27/26	20025000 45444	UTILITIES	69.07
INVOICE: OC700242400216								
134888	10/14/26		497361	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	112.59
INVOICE: OC700026722534								
134892	10/14/26		497361	P	10/27/26	20025000 45444	UTILITIES	209.91
INVOICE: OC700129840305								
134893	10/14/26		497361	P	10/27/26	22041060 45444	UTILITIES	81.56
INVOICE: OC700413936329								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS	171,722.71 YTD INVOICED				2,603,245.31 YTD PAID			92,249.10
18000	SO CALIF GAS CO								
	133209	10/02/26		497362	P	10/27/26	10061010 45444	UTILITIES	23.13
	INVOICE:	09730449007							
	133225	10/05/26		497362	P	10/27/26	10061010 45444	UTILITIES	31.45
	INVOICE:	08140463004							
	133226	10/05/26		497362	P	10/27/26	10061010 45444	UTILITIES	15.53
	INVOICE:	07510463859							
	133227	10/05/26		497362	P	10/27/26	10061100 45444	UTILITIES	14.79
	INVOICE:	16330470002							
	133361	10/06/26		497362	P	10/27/26	60031030 45444	UTILITIES	17.86
	INVOICE:	13890410007							
	133362	10/06/26		497362	P	10/27/26	10061100 45444	UTILITIES	2,007.51
	INVOICE:	11580407002							
	133364	10/06/26		497362	P	10/27/26	46515730 42024	BUILDING MAINTENANCE	95.90
	INVOICE:	14720396127							
	133365	10/06/26		497362	P	10/27/26	46615731 45444	UTILITIES	7.17
	INVOICE:	11780396591							
	133366	10/06/26		497362	P	10/27/26	46615731 45444	UTILITIES	8.82
	INVOICE:	12200396963							
	133367	10/06/26		497362	P	10/27/26	46447150 45444	UTILITIES	21.96
	INVOICE:	09270415012							
	133368	10/06/26		497362	P	10/27/26	46615731 42024	BUILDING MAINTENANCE	458.23
	INVOICE:	09680396372							
	133369	10/06/26		497362	P	10/27/26	46447150 45444	UTILITIES	13.74
	INVOICE:	08220415015							
	VENDOR TOTALS	15.29 YTD INVOICED				174,927.39 YTD PAID			2,716.09
113605	VERIZON WIRELESS								
	133370	09/23/26		497363	P	10/27/26	10001221 43054	TELEPHONE	20.02
	INVOICE:	SP470985090-4							
	133370	09/23/26		497363	P	10/27/26	10043010 43054	TELEPHONE	129.16
	INVOICE:	SP470985090-4							
	133370	09/23/26		497363	P	10/27/26	10042040 43054	TELEPHONE	200.05
	INVOICE:	SP470985090-4							
	133370	09/23/26		497363	P	10/27/26	10041040 43054	TELEPHONE	196.08
	INVOICE:	SP470985090-4							
	VENDOR TOTALS	.00 YTD INVOICED				98,575.15 YTD PAID			545.31
								REPORT TOTALS	96,028.77

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	5	96,028.77

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

City of Hawthorne, CA

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
122920	4283929 DELAWARE LLC.								
	133043	09/30/26		497382	T	10/27/26	10001230 40514	CONTRACT SERVICES	306.40
	INVOICE:	WC11536-I-0067							
	VENDOR TOTALS		.00 YTD INVOICED				3,992.94 YTD PAID		306.40
121500	A T & T								
	133022	09/17/26		497383	T	10/27/26	10002215 41514	OPERATING SUPPLIES	1,000.00
	INVOICE:	645177							
	133023	09/17/26		497383	T	10/27/26	10002215 41514	OPERATING SUPPLIES	1,000.00
	INVOICE:	645176							
	VENDOR TOTALS		.00 YTD INVOICED				5,060.00 YTD PAID		2,000.00
123058	ACCESS INFORMATION INTERMEDIATE HOLDINGS I, LLC.								
	133091	09/30/26		497384	T	10/27/26	10013010 41514	OPERATING SUPPLIES	93.67
	INVOICE:	12423840							
	133091	09/30/26		497384	T	10/27/26	10015010 41514	OPERATING SUPPLIES	93.67
	INVOICE:	12423840							
	133091	09/30/26		497384	T	10/27/26	10016010 41514	OPERATING SUPPLIES	93.67
	INVOICE:	12423840							
	133091	09/30/26		497384	T	10/27/26	10016020 41514	OPERATING SUPPLIES	93.67
	INVOICE:	12423840							
	133091	09/30/26		497384	T	10/27/26	10017010 41514	OPERATING SUPPLIES	93.67
	INVOICE:	12423840							
	133091	09/30/26		497384	T	10/27/26	10043010 41514	OPERATING SUPPLIES	93.67
	INVOICE:	12423840							
	133158	09/30/26		497384	T	10/27/26	10002215 41514	OPERATING SUPPLIES	1,187.57
	INVOICE:	12423841							
	VENDOR TOTALS		.00 YTD INVOICED				36,855.46 YTD PAID		1,749.59
120612	ACCO ENGINEERED SYSTEMS, INC								
	133019	07/08/26		497385	T	10/27/26	10041050 40654	AIR CONDITIONING MAINTENA	707.00
	INVOICE:	20841801							
	VENDOR TOTALS		2,741.00 YTD INVOICED				140,702.32 YTD PAID		707.00
114804	PROFESSIONAL POLICE SUPPLY								
	133160	10/02/26		497386	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	993.45
	INVOICE:	INV458679							
	VENDOR TOTALS		.00 YTD INVOICED				30,530.87 YTD PAID		993.45
114284	ADMINSURE INC.								
	134925	10/15/26	3662	497387	T	10/27/26	25019010 45684	WORKERS COMPENSATION ADMI	15,975.00
	INVOICE:	19236							
	VENDOR TOTALS		8,710.00 YTD INVOICED				253,665.81 YTD PAID		15,975.00
116315	AFLAC								

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	133323	10/12/26		497388	T	10/27/26	990 20900	INSURANCE BENEFITS	6,622.58
	INVOICE: 441087								
	VENDOR TOTALS	5,565.08 YTD INVOICED					102,329.54 YTD PAID		6,622.58
119085	AGUILAR, ROLANDO								
	133175	09/21/26		497389	T	10/27/26	60031030 42064	PARTS	195.00
	INVOICE: 004463								
	VENDOR TOTALS	.00 YTD INVOICED					24,535.06 YTD PAID		195.00
124241	ALCANTARA, CATHERINE								
	133134	09/21/26		497390	T	10/27/26	10013010 45584	HEALTH AND WELLNESS	310.99
	INVOICE: 092126								
	VENDOR TOTALS	.00 YTD INVOICED					7,056.19 YTD PAID		310.99
123782	ALLEN, MARGARET C.								
	134841	10/07/26		497391	T	10/27/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10/07/2026								
	134842	07/01/26		497391	T	10/27/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 07/01/2026								
	VENDOR TOTALS	.00 YTD INVOICED					800.00 YTD PAID		100.00
111720	AMAZING BALLOONS BY GEE, LLC.								
	133420	09/28/26		497392	T	10/27/26	10061070 41514	OPERATING SUPPLIES	369.07
	INVOICE: 2021-4051								
	VENDOR TOTALS	.00 YTD INVOICED					9,603.81 YTD PAID		369.07
124213	ARMAN'S JANITORIAL SUPPLIES & REPAIR CENTER INC.								
	133073	10/01/26		497393	T	10/27/26	60031030 42014	REPAIR & MAINTENANCE SUPP	491.74
	INVOICE: 2610000007								
	VENDOR TOTALS	.00 YTD INVOICED					4,270.86 YTD PAID		491.74
119713	ARTHUR J. GALLAGHER & CO.								
	133126	09/18/26	3661	497394	T	10/27/26	25190010 46244	AUTO PHYS DAM/CE/EARTH MO	300.00
	INVOICE: 6346328								
	VENDOR TOTALS	2,373.14 YTD INVOICED					154,939.34 YTD PAID		300.00
124225	AVILA, JENNIFER E.								
	133150	09/21/26		497395	T	10/27/26	10610010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: welness08112026								
	VENDOR TOTALS	.00 YTD INVOICED					1,000.00 YTD PAID		500.00
113306	BALBOA, MANUEL								
	133282	10/07/26		497396	T	10/27/26	10017010 40504	COMMISSIONER STIPENDS	200.00

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 1701-113327								
VENDOR TOTALS	.00 YTD INVOICED				1,050.00 YTD PAID			200.00
113874 BELL, LAMEKA D.								
133041	09/25/26		497397	T	10/27/26	10001206 41514	OPERATING SUPPLIES	119.22
INVOICE: REIMB. 9/25/26								
VENDOR TOTALS	.00 YTD INVOICED				2,704.27 YTD PAID			119.22
123796 BENNETT-BOWEN LIGHTHOUSE, INC.								
133143	10/01/26		497398	T	10/27/26	60031030 42014	REPAIR & MAINTENANCE SUPP	464.53
INVOICE: 3042797								
VENDOR TOTALS	.00 YTD INVOICED				21,546.73 YTD PAID			464.53
124804 BEST RENOVATION SERVICE								
134838	10/13/26		497399	T	10/27/26	46847150 42024	BUILDING MAINTENANCE	450.00
INVOICE: 2611								
VENDOR TOTALS	.00 YTD INVOICED				2,086.52 YTD PAID			450.00
106126 SANDAN PLUMBING CO INC								
133215	09/29/26		497400	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	240.00
INVOICE: S-117896								
VENDOR TOTALS	.00 YTD INVOICED				42,795.40 YTD PAID			240.00
119005 C & S ENGINEERS, INC.								
132849	09/24/26	3124	497401	T	10/27/26	52350050 40514	CONTRACT SERVICES	1,579.50
INVOICE: 01148432								
VENDOR TOTALS	.00 YTD INVOICED				56,031.95 YTD PAID			1,579.50
124123 CALIFORNIA MUNICIPAL STATISTICS, INC.								
133089	10/05/26		497364	P	10/27/26	10016010 40514	CONTRACT SERVICES	600.00
INVOICE: 26100202								
VENDOR TOTALS	.00 YTD INVOICED				1,200.00 YTD PAID			600.00
105476 CDW GOVERNMENT, INC.								
133081	09/22/26	2968	497402	T	10/27/26	10001222 40514	CONTRACT SERVICES	2,022.58
INVOICE: AL1Z41I								
133081	09/22/26	3316	497402	T	10/27/26	10001222 40544	COMPUTER SERVICE	9,642.24
INVOICE: AL1Z41I								
133083	09/24/26	3316	497402	T	10/27/26	10001222 40544	COMPUTER SERVICE	2,202.52
INVOICE: AL19Y2K								
133263	10/01/26	3316	497402	T	10/27/26	10001222 40544	COMPUTER SERVICE	4,747.50
INVOICE: AL3A59R								

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	VENDOR TOTALS	1,220.54 YTD INVOICED					273,379.01 YTD PAID		18,614.84
124304	CENTER FOR INTERNET SECURITY, INC.								
	133070	09/28/26		497403	T	10/27/26	10001222 40514	CONTRACT SERVICES	1,260.00
	INVOICE: INV-260928-0085647								
	VENDOR TOTALS	.00 YTD INVOICED					5,775.00 YTD PAID		1,260.00
123668	CITIGUARD, INC.								
	133139	10/05/26	3719	497404	T	10/27/26	32610070 44984	BRIDGE OF HOPE (MSR A)	19,627.20
	INVOICE: 86361								
	VENDOR TOTALS	.00 YTD INVOICED					345,929.28 YTD PAID		19,627.20
103417	CITY OF INGLEWOOD								
	133389	09/01/26	3055	497405	T	10/27/26	28034000 45384	PARATRANSIT DIAL A RIDE	53,822.14
	INVOICE: 090126								
	VENDOR TOTALS	30,714.38 YTD INVOICED					402,953.96 YTD PAID		53,822.14
122521	CITY OF REDONDO BEACH								
	133421	10/02/26		497406	T	10/27/26	24402258 40514	CONTRACT SERVICES	1,078.45
	INVOICE: 585419								
	133422	10/02/26		497406	T	10/27/26	24402258 40514	CONTRACT SERVICES	359.48
	INVOICE: 585420								
	VENDOR TOTALS	.00 YTD INVOICED					6,298.08 YTD PAID		1,437.93
121875	CITY OF TORRANCE								
	133393	10/07/26	3687	497365	P	10/27/26	24402258 40514	CONTRACT SERVICES	3,425.25
	INVOICE: 2027-00150651								
	133394	10/07/26	3687	497365	P	10/27/26	24402258 40514	CONTRACT SERVICES	3,284.70
	INVOICE: 2027-00150652								
	VENDOR TOTALS	180,924.00 YTD INVOICED					400,214.92 YTD PAID		6,709.95
123567	CIVICA LAW GROUP, APC								
	133377	10/02/26	3043	497407	T	10/27/26	10015010 40744	RECEIVERSHIPS	253.00
	INVOICE: 21886								
	133378	10/02/26	3043	497407	T	10/27/26	10015010 40744	RECEIVERSHIPS	253.00
	INVOICE: 21887								
	133379	10/02/26	3043	497407	T	10/27/26	10015010 40744	RECEIVERSHIPS	5,305.94
	INVOICE: 21888								
	VENDOR TOTALS	.00 YTD INVOICED					152,702.50 YTD PAID		5,811.94
115849	COLANTUONO,HIGHSMITH & WHATLEY, PC								
	134124	10/05/26	3626	497408	T	10/27/26	10015010 40514	CONTRACT SERVICES	1,007.00
	INVOICE: 72888								

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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					24,323.85 YTD PAID		1,007.00
106811	COLONIAL LIFE & ACCIDENT INS.								
	133231	10/01/26		497409	T	10/27/26	990 20900	INSURANCE BENEFITS	1,873.28
	INVOICE:	75010181001399							
	VENDOR TOTALS	1,965.83 YTD INVOICED					30,757.33 YTD PAID		1,873.28
91961	GPC INC.								
	130155	06/10/26		497410	T	10/27/26	60031030 42064	PARTS	-83.94
	INVOICE:	120842							
	130156	07/01/26		497410	T	10/27/26	60031030 42064	PARTS	-65.00
	INVOICE:	123284							
	134894	09/15/26	3638	497410	T	10/27/26	60031030 42064	PARTS	46.20
	INVOICE:	132475							
	134895	09/30/26	3638	497410	T	10/27/26	60031030 42064	PARTS	206.16
	INVOICE:	134143							
	134896	09/30/26	3638	497410	T	10/27/26	60031030 42064	PARTS	99.72
	INVOICE:	134144							
	134898	09/02/26	3638	497410	T	10/27/26	60031030 42064	PARTS	112.58
	INVOICE:	130977							
	134902	09/21/26	3638	497410	T	10/27/26	60031030 42064	PARTS	6.28
	INVOICE:	132983							
	134903	09/29/26	3638	497410	T	10/27/26	60031030 42064	PARTS	132.12
	INVOICE:	134037							
	134914	07/28/26		497410	T	10/27/26	60031030 42064	PARTS	-16.14
	INVOICE:	126540							
	134950	08/04/26	3638	497410	T	10/27/26	60031030 42064	PARTS	369.00
	INVOICE:	127335							
	134951	08/11/26	3638	497410	T	10/27/26	60031030 42064	PARTS	28.24
	INVOICE:	128324							
	VENDOR TOTALS	.00 YTD INVOICED					21,787.93 YTD PAID		835.22
106275	CONTINENTAL COMPUTERS/WLANMALL.COM								
	133085	09/21/26	2987	497411	T	10/27/26	10001222 47404	MACHINERY & EQUIPMENT	2,487.92
	INVOICE:	212085							
	133265	10/02/26	2987	497411	T	10/27/26	10001222 40514	CONTRACT SERVICES	14,070.20
	INVOICE:	212197							
	133265	10/02/26	2987	497411	T	10/27/26	10001222 47404	MACHINERY & EQUIPMENT	11,279.78
	INVOICE:	212197							
	133265	10/02/26	2987	497411	T	10/27/26	10002245 47404	MACHINERY & EQUIPMENT	7,798.22
	INVOICE:	212197							
	133266	10/07/26	2987	497411	T	10/27/26	10002245 47404	MACHINERY & EQUIPMENT	1,390.22
	INVOICE:	212236							
	133268	10/06/26	2987	497411	T	10/27/26	10002245 47404	MACHINERY & EQUIPMENT	14,549.95
	INVOICE:	212237							
	133417	10/13/26	2987	497411	T	10/27/26	10002245 47404	MACHINERY & EQUIPMENT	32,715.50
	INVOICE:	212274							

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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				454,662.03 YTD PAID		84,291.79
124586	CORONADO AGUILAR, HERSON								
	132558	09/07/26		497412	T	10/27/26	10001224 45184	TRAINING	183.60
	INVOICE:	072007222026							
	VENDOR TOTALS		.00 YTD INVOICED				1,340.84 YTD PAID		183.60
92043	COUNTRY HILLS ANIMAL CLINIC								
	133404	09/03/26		497413	T	10/27/26	10002205 45594	K-9 EXPENSES	1,476.77
	INVOICE:	5098							
	133405	09/22/26		497413	T	10/27/26	10002205 45594	K-9 EXPENSES	1,446.73
	INVOICE:	5461							
	133406	09/28/26		497413	T	10/27/26	10002205 45594	K-9 EXPENSES	372.55
	INVOICE:	5596							
	133407	09/29/26		497413	T	10/27/26	10002205 45594	K-9 EXPENSES	141.10
	INVOICE:	5628							
	VENDOR TOTALS		.00 YTD INVOICED				30,005.72 YTD PAID		3,437.15
123244	COOPERATIVE PERSONNEL SERVICES								
	133269	09/16/26	3768	497414	T	10/27/26	10017010 45054	TESTING EXPENSE	753.20
	INVOICE:	TR-INV008003							
	133270	07/22/26	3768	497414	T	10/27/26	10017010 45054	TESTING EXPENSE	786.24
	INVOICE:	TR-INV007797							
	VENDOR TOTALS		.00 YTD INVOICED				6,225.57 YTD PAID		1,539.44
124837	DOIT-IT								
	133272	10/03/26	2986	497415	T	10/27/26	10002245 40514	CONTRACT SERVICES	6,700.16
	INVOICE:	2000186							
	VENDOR TOTALS		.00 YTD INVOICED				55,039.82 YTD PAID		6,700.16
103355	CRENSHAW WHOLESALE ELECTRIC								
	134819	09/09/26		497416	T	10/27/26	10061060 41514	OPERATING SUPPLIES	320.45
	INVOICE:	887132							
	VENDOR TOTALS		295.93 YTD INVOICED				24,167.88 YTD PAID		320.45
122425	INTELLIGENT SYSTEM SOLUTIONS CORPORATION-ISYS								
	133275	10/05/26		497417	T	10/27/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	1,785.00
	INVOICE:	26-203							
	VENDOR TOTALS		.00 YTD INVOICED				1,785.00 YTD PAID		1,785.00
122101	DAHLEN, CODY								
	133032	09/16/26		497418	T	10/27/26	10002205 45594	K-9 EXPENSES	50.00
	INVOICE:	REIMB. 9/16/26							
	133398	09/10/26		497418	T	10/27/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	534.00

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	INVOICE: EDUC. BCJ 240									
	VENDOR TOTALS		.00 YTD INVOICED					649.39 YTD PAID		584.00
124188	DE MESA, KATHLEEN E									
	134814	08/05/26		497419	T	10/27/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 08/5/2026									
	134818	09/02/26		497419	T	10/27/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 09/02/2026									
	134837	10/07/26		497419	T	10/27/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10/7/2026									
	134840	07/01/26		497419	T	10/27/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 07/1/2026									
	VENDOR TOTALS		.00 YTD INVOICED					900.00 YTD PAID		200.00
104971	DELL MARKETING LP									
	133084	09/25/26	2964	497420	T	10/27/26	60810010	47404	MACHINERY & EQUIPMENT	1,271.87
	INVOICE: 10893087897									
	VENDOR TOTALS		21,273.06 YTD INVOICED					805,964.38 YTD PAID		1,271.87
123597	DELTA DENTAL INSURANCE COMPANY									
	133228	10/01/26		497421	T	10/27/26	990	20900	INSURANCE BENEFITS	951.43
	INVOICE: BE007220498									
	VENDOR TOTALS		1,137.67 YTD INVOICED					15,886.64 YTD PAID		951.43
91894	DELTA DENTAL OF CALIFORNIA									
	133229	10/01/26		497422	T	10/27/26	990	20900	INSURANCE BENEFITS	15,158.65
	INVOICE: BE007221331									
	VENDOR TOTALS		15,112.35 YTD INVOICED					241,214.34 YTD PAID		15,158.65
119887	DEWEY PEST CONTROL									
	133057	10/01/26		497423	T	10/27/26	32610070	44984	BRIDGE OF HOPE (MSR A)	155.00
	INVOICE: 18321725									
	133058	10/01/26		497423	T	10/27/26	32610070	44984	BRIDGE OF HOPE (MSR A)	167.00
	INVOICE: 18326731									
	133060	10/01/26		497423	T	10/27/26	32610070	44984	BRIDGE OF HOPE (MSR A)	37.00
	INVOICE: 18328635									
	VENDOR TOTALS		.00 YTD INVOICED					5,432.00 YTD PAID		359.00
120878	DOUSE, JUANITA									
	134832	10/07/26		497424	T	10/27/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10/7/2026									
	134835	07/01/26		497424	T	10/27/26	10061010	40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 7/1/2026									

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	VENDOR TOTALS	.00 YTD INVOICED		500.00 YTD PAID					100.00
111808	DRI-STICK DECAL CORPORATION								
	133318	08/14/26		497425	T	10/27/26	10016020 42054	OFFICE EQUIPMENT MAINTENA	2,028.21
	INVOICE: PS-INV143671								
	VENDOR TOTALS	.00 YTD INVOICED		4,005.63 YTD PAID					2,028.21
6550	EDDINGS BROTHERS INC.								
	134905	09/24/26	3639	497426	T	10/27/26	60031030 42064	PARTS	500.55
	INVOICE: 973072								
	134906	09/21/26	3639	497426	T	10/27/26	60031030 42064	PARTS	62.70
	INVOICE: 972818								
	134907	09/21/26	3639	497426	T	10/27/26	60031030 42064	PARTS	118.64
	INVOICE: 972852								
	134908	09/01/26	3639	497426	T	10/27/26	60031030 42064	PARTS	19.15
	INVOICE: 971916								
	134909	09/02/26	3639	497426	T	10/27/26	60031030 42064	PARTS	60.91
	INVOICE: 971941								
	134910	09/02/26	3639	497426	T	10/27/26	60031030 42064	PARTS	44.09
	INVOICE: 971951								
	134911	09/14/26	3639	497426	T	10/27/26	60031030 42064	PARTS	145.29
	INVOICE: 972487								
	134915	09/15/26	3639	497426	T	10/27/26	60031030 42064	PARTS	108.27
	INVOICE: 972504								
	134917	08/27/26		497426	T	10/27/26	60031030 42064	PARTS	-218.02
	INVOICE: 971691								
	134919	08/19/26		497426	T	10/27/26	60031030 42064	PARTS	-109.38
	INVOICE: 971248								
	134920	09/15/26	3639	497426	T	10/27/26	60031030 42064	PARTS	433.07
	INVOICE: 972505								
	134921	09/15/26	3639	497426	T	10/27/26	60031030 42064	PARTS	66.19
	INVOICE: 972533								
	134922	09/01/26		497426	T	10/27/26	60031030 42064	PARTS	-55.65
	INVOICE: 971914								
	134923	09/16/26	3639	497426	T	10/27/26	60031030 42064	PARTS	259.66
	INVOICE: 972599								
	134924	09/16/26	3639	497426	T	10/27/26	60031030 42064	PARTS	20.18
	INVOICE: 972650								
	134926	09/17/26	3639	497426	T	10/27/26	60031030 42064	PARTS	20.50
	INVOICE: 972731								
	134928	09/22/26	3639	497426	T	10/27/26	60031030 42064	PARTS	25.40
	INVOICE: 972902								
	134929	09/22/26	3639	497426	T	10/27/26	60031030 42064	PARTS	100.15
	INVOICE: 972915								
	134931	09/29/26	3639	497426	T	10/27/26	60031030 42064	PARTS	27.27
	INVOICE: 973348								
	134932	09/29/26	3639	497426	T	10/27/26	60031030 42064	PARTS	110.44
	INVOICE: 973288								
	134933	09/29/26	3639	497426	T	10/27/26	60031030 42064	PARTS	45.72

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	INVOICE: 973291								
	134934	09/29/26	3639	497426	T	10/27/26	60031030 42064	PARTS	28.01
	INVOICE: 973330								
	134961	08/18/26	3639	497426	T	10/27/26	60031030 42064	PARTS	55.65
	INVOICE: 971187								
	134962	09/17/26	3639	497426	T	10/27/26	60031030 42064	PARTS	254.16
	INVOICE: 972694								
	VENDOR TOTALS	.00 YTD INVOICED					23,895.57 YTD PAID		2,122.95
124012	EFFICIENT X-RAY, INC.								
	133401	09/22/26		497366	P	10/27/26	10001221 41514	OPERATING SUPPLIES	519.85
	INVOICE: 436034								
	VENDOR TOTALS	.00 YTD INVOICED					1,414.70 YTD PAID		519.85
124016	EGM FLYING SERVICES								
	133039	10/01/26		497427	T	10/27/26	10002229 40514	CONTRACT SERVICES	1,225.00
	INVOICE: 0029								
	VENDOR TOTALS	.00 YTD INVOICED					49,945.00 YTD PAID		1,225.00
118513	EHS INTERNATIONAL INC.								
	133142	09/28/26	3785	497428	T	10/27/26	22006272 45184	TRAINING	6,000.00
	INVOICE: 3-22143R								
	VENDOR TOTALS	.00 YTD INVOICED					13,170.00 YTD PAID		6,000.00
123546	MESA ENERGY SYSTEMS, INC.								
	133024	09/24/26		497429	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	2,564.00
	INVOICE: 910088960								
	133152	08/31/26		497429	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	3,380.00
	INVOICE: 910087618								
	VENDOR TOTALS	.00 YTD INVOICED					18,738.00 YTD PAID		5,944.00
125027	ESCALERA, JANET								
	133419	10/08/26		497430	T	10/27/26	25019020 45064	SETTLEMENTS / JUDGEMENTS	10,000.00
	INVOICE: 10/08/2026								
	VENDOR TOTALS	.00 YTD INVOICED					10,000.00 YTD PAID		10,000.00
124777	FACT K9 TRAINING, LLC								
	133044	10/01/26		497431	T	10/27/26	10002205 45594	K-9 EXPENSES	2,000.00
	INVOICE: HAWTHO-0008								
	VENDOR TOTALS	.00 YTD INVOICED					12,000.00 YTD PAID		2,000.00
94292	FEDERAL EXPRESS CORPORATION								
	134127	10/12/26		497367	P	10/27/26	10015010 43044	POSTAGE	9.66
	INVOICE: 9-499-28336								

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	VENDOR TOTALS		69.05 YTD INVOICED				1,724.30 YTD PAID		9.66
124164	FINE LINE AUTO BODY INC								
	132975	09/24/26	3649	497432	T	10/27/26	60031030 42004	COLLISION REPAIR	686.50
	INVOICE: 17223								
	132977	09/24/26	3649	497432	T	10/27/26	60031030 42004	COLLISION REPAIR	2,176.03
	INVOICE: 17222								
	133172	10/05/26	3649	497432	T	10/27/26	60031030 42004	COLLISION REPAIR	5,205.77
	INVOICE: 17227								
	VENDOR TOTALS		37,127.85 YTD INVOICED				320,879.88 YTD PAID		8,068.30
124000	FLIGHT LIGHT INC.								
	134827	10/08/26		497368	P	10/27/26	52035030 42014	REPAIR & MAINTENANCE SUPP	868.29
	INVOICE: 0177520								
	VENDOR TOTALS		.00 YTD INVOICED				868.29 YTD PAID		868.29
124165	FLOR JORGE								
	133289	10/07/26		497433	T	10/27/26	29054010 45604	FINANCIAL INCENTIVES	30.00
	INVOICE: 2900-111789								
	VENDOR TOTALS		.00 YTD INVOICED				330.00 YTD PAID		30.00
124226	THE DTX COMPANY								
	133250	09/30/26	3784	497434	T	10/27/26	10001222 40514	CONTRACT SERVICES	15,000.00
	INVOICE: INV00020388								
	VENDOR TOTALS		.00 YTD INVOICED				27,000.00 YTD PAID		15,000.00
120493	CORPAY, INC./CORPAY TECHNOLOGIES OPERATING CO. LLC								
	134946	10/05/26	3795	497435	T	10/27/26	60031030 45144	GASOLINE & OIL	5,080.26
	INVOICE: NP71249247								
	VENDOR TOTALS		.00 YTD INVOICED				67,458.77 YTD PAID		5,080.26
122899	GARCIA RANGEL, AMANDA								
	134948	10/19/26		497436	T	10/27/26	10016010 45584	HEALTH AND WELLNESS	244.93
	INVOICE: WellnessFY27-AGR1								
	VENDOR TOTALS		.00 YTD INVOICED				2,623.26 YTD PAID		244.93
116618	GOLDEN STATE ELEVATOR								
	134833	10/01/26		497437	T	10/27/26	52035030 40514	CONTRACT SERVICES	131.99
	INVOICE: 00211796								
	VENDOR TOTALS		.00 YTD INVOICED				1,766.39 YTD PAID		131.99
97578	GRAINGER INDUSTRIAL SUPPLY								
	133027	09/15/26		497438	T	10/27/26	10001221 41514	OPERATING SUPPLIES	58.68

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VENDOR NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 9079779485								
133391	09/17/26		497438	T	10/27/26	10061090 42024	BUILDING MAINTENANCE	85.33
INVOICE: 9084187815								
133403	09/24/26		497438	T	10/27/26	10001221 41514	OPERATING SUPPLIES	68.71
INVOICE: 9093353762								
134114	07/09/26		497438	T	10/27/26	10061100 41404	MATERIALS, SUPPLIES & OTH	704.60
INVOICE: 9980781083								
134821	03/10/26		497438	T	10/27/26	10061090 41514	OPERATING SUPPLIES	136.69
INVOICE: 9836651944								
134822	06/26/26		497438	T	10/27/26	10061100 41514	OPERATING SUPPLIES	253.52
INVOICE: 9967090615								
134823	06/16/26		497438	T	10/27/26	10061100 41404	MATERIALS, SUPPLIES & OTH	388.40
INVOICE: 9954150612								
134824	06/17/26		497438	T	10/27/26	10061090 41514	OPERATING SUPPLIES	364.33
INVOICE: 9955395174								
134826	07/01/26		497438	T	10/27/26	10061100 41404	MATERIALS, SUPPLIES & OTH	331.57
INVOICE: 9971889010								
VENDOR TOTALS		264.31 YTD INVOICED				34,127.44 YTD PAID		2,391.83
124341 HANSEN, PAIGE KATHERINE AAGAARD								
132924	09/28/26		497439	T	10/27/26	10042010 45424	TRAVEL, CONFERENCE & MEET	51.53
INVOICE: Travel1								
VENDOR TOTALS		.00 YTD INVOICED				655.30 YTD PAID		51.53
120536 HARRIS & ASSOCIATES, INC.								
133387	10/13/26	3051	497440	T	10/27/26	46101112 40514	CONTRACT SERVICES	4,092.00
INVOICE: 74272								
133388	10/13/26	2902	497440	T	10/27/26	46101112 40514	CONTRACT SERVICES	2,574.00
INVOICE: 74273								
VENDOR TOTALS		.00 YTD INVOICED				308,894.00 YTD PAID		6,666.00
122146 HARRIS, DONALD H.								
133285	10/07/26		497441	T	10/27/26	10017010 40504	COMMISSIONER STIPENDS	300.00
INVOICE: 1701-113324								
VENDOR TOTALS		.00 YTD INVOICED				1,150.00 YTD PAID		300.00
124204 HARRIS, KATHLEEN T.								
133279	10/07/26		497442	T	10/27/26	10017010 40504	COMMISSIONER STIPENDS	300.00
INVOICE: 1701-113326								
VENDOR TOTALS		.00 YTD INVOICED				1,300.00 YTD PAID		300.00
123631 HENDERSON, CASSI								
133397	09/22/26		497443	T	10/27/26	10021010 45584	HEALTH AND WELLNESS	358.86
INVOICE: REIMB. 7/19/26								

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	VENDOR TOTALS	.00 YTD INVOICED		649.11 YTD PAID					358.86
105919	HERALD PUBLICATIONS								
	133129	10/01/26		497444	T	10/27/26	10042010 43024	LEGAL ADVERTISING	170.00
	INVOICE: 63674								
	133425	10/01/26		497444	T	10/27/26	50410070 40514	CONTRACT SERVICES	3,973.00
	INVOICE: 63676								
	134113	10/08/26		497444	T	10/27/26	10015010 43024	LEGAL ADVERTISING	600.00
	INVOICE: 63692								
	134852	10/08/26		497444	T	10/27/26	10041020 40514	CONTRACT SERVICES	825.00
	INVOICE: 63695								
	134855	10/08/26		497444	T	10/27/26	10041020 40514	CONTRACT SERVICES	645.00
	INVOICE: 63693								
	134860	10/08/26		497444	T	10/27/26	10041020 40514	CONTRACT SERVICES	600.00
	INVOICE: 63694								
	134874	07/09/26		497444	T	10/27/26	10041020 40514	CONTRACT SERVICES	775.00
	INVOICE: 63518								
	134876	07/09/26		497444	T	10/27/26	10041020 40514	CONTRACT SERVICES	810.00
	INVOICE: 63520								
	134880	07/09/26		497444	T	10/27/26	10041020 40514	CONTRACT SERVICES	670.00
	INVOICE: 63519								
	VENDOR TOTALS	.00 YTD INVOICED		41,933.00 YTD PAID					9,068.00
124752	HERO COMMUNITY SERVICES								
	133016	09/22/26	3758	497445	T	10/27/26	32610060 40514	CONTRACT SERVICES	11,003.32
	INVOICE: 010677								
	133017	09/22/26	3758	497445	T	10/27/26	32610060 40514	CONTRACT SERVICES	5,086.56
	INVOICE: 010678								
	134935	10/14/26	3758	497445	T	10/27/26	32610060 40514	CONTRACT SERVICES	12,396.24
	INVOICE: 010680								
	134938	10/14/26	3758	497445	T	10/27/26	32610060 40514	CONTRACT SERVICES	5,631.65
	INVOICE: 010681								
	VENDOR TOTALS	.00 YTD INVOICED		124,912.32 YTD PAID					34,117.77
123742	HUNTINGTON BEACH ELECTRIC INC								
	133000	04/01/26	3762	497446	T	10/27/26	22506408 45834	STREET AND ALLEY IMPROVEM	6,850.00
	INVOICE: 2021-18-159								
	133001	10/14/25	3763	497446	T	10/27/26	22506408 45834	STREET AND ALLEY IMPROVEM	8,800.00
	INVOICE: 2021-18-153								
	VENDOR TOTALS	.00 YTD INVOICED		46,600.00 YTD PAID					15,650.00
112444	INSITE GRAFIX								
	134810	10/06/26		497447	T	10/27/26	10061010 41404	MATERIALS, SUPPLIES & OTH	222.00
	INVOICE: 11249								
	VENDOR TOTALS	773.50 YTD INVOICED		23,491.19 YTD PAID					222.00

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122234	J D MERCADO, INC.								
	133146	10/06/26		497448	T	10/27/26	60031030 40514	CONTRACT SERVICES	340.00
	INVOICE: 33558								
	VENDOR TOTALS	.00 YTD INVOICED		2,140.00 YTD PAID					340.00
115272	JEREZ AUTO DETAIL INC.								
	134872	09/24/26		497449	T	10/27/26	60031030 40514	CONTRACT SERVICES	140.00
	INVOICE: 285250								
	VENDOR TOTALS	.00 YTD INVOICED		1,930.00 YTD PAID					140.00
104260	JOHN L HUNTER & ASSOCIATES								
	134851	10/09/26	3733	497450	T	10/27/26	56091010 42454	FOG PROGRAM COSTS	1,079.00
	INVOICE: HAW1FOG12608								
	134859	10/09/26	3733	497450	T	10/27/26	28902421 40514	CONTRACT SERVICES	1,853.50
	INVOICE: HAW1MS412608								
	VENDOR TOTALS	.00 YTD INVOICED		123,034.67 YTD PAID					2,932.50
120879	JOHNSON, DARVIS J.								
	134830	10/07/26		497451	T	10/27/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 10/7/2026								
	134831	07/01/26		497451	T	10/27/26	10061010 40504	COMMISSIONER STIPENDS	50.00
	INVOICE: 07/01/2026								
	VENDOR TOTALS	.00 YTD INVOICED		800.00 YTD PAID					100.00
113091	K & P JANITORIAL SERVICES INC								
	133410	09/30/26	3683	497452	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	2,577.80
	INVOICE: 79485								
	133411	10/01/26	3683	497452	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	15,207.00
	INVOICE: 79321								
	VENDOR TOTALS	.00 YTD INVOICED		289,881.59 YTD PAID					17,784.80
110516	KIM, ROBERT								
	133248	10/07/26		497453	T	10/27/26	10011500 44084	RETIREE HEALTH INSURANCE	1,468.66
	INVOICE: 1701-113322								
	VENDOR TOTALS	.00 YTD INVOICED		33,775.58 YTD PAID					1,468.66
123456	KIMLEY-HORN AND ASSOCIATES, INC.								
	132987	08/31/26	3335	497454	T	10/27/26	29550060 40514	CONTRACT SERVICES	27,332.50
	INVOICE: 37022092								
	132988	07/31/26	3735	497454	T	10/27/26	29102461 40514	CONTRACT SERVICES	3,036.96
	INVOICE: 36866095-109								
	132989	07/31/26	3735	497454	T	10/27/26	29102461 40514	CONTRACT SERVICES	1,874.53
	INVOICE: 36866095-001								
	133130	08/31/26	3023	497454	T	10/27/26	10042010 40514	CONTRACT SERVICES	65,926.40
	INVOICE: 37186524								

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	VENDOR TOTALS	.00 YTD INVOICED		1,332,675.09 YTD PAID					98,170.39
12317	CES HOLDINGS, LLC.								
	134126	07/29/26		497455	T	10/27/26	10061090 42124	SWIM POOL MAINTENANCE	1,630.94
	INVOICE: 316207								
	VENDOR TOTALS	.00 YTD INVOICED		9,987.48 YTD PAID					1,630.94
110224	KRAUSE II, DONALD G.								
	133372	09/06/26		497456	T	10/27/26	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: WHIR_090626								
	VENDOR TOTALS	.00 YTD INVOICED		1,000.00 YTD PAID					500.00
102360	L A COUNTY FIRE DEPARTMENT								
	133088	10/02/26	3618	497369	P	10/27/26	10050121 40774	COUNTY FIRE SERVICES	1,317,735.75
	INVOICE: C0014757								
	VENDOR TOTALS	2,438,234.29 YTD INVOICED		20,334,780.45 YTD PAID					1,317,735.75
105446	L A COUNTY SHERIFF'S DEPT								
	133042	09/16/26	3681	497457	T	10/27/26	10002220 45314	PRISONER EXPENSE	2,672.82
	INVOICE: 270307BL								
	VENDOR TOTALS	.00 YTD INVOICED		58,557.19 YTD PAID					2,672.82
113320	LA COUNTY OF PUBLIC WORKS								
	133324	09/08/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	2,854.23
	INVOICE: RE-PW-26090801491								
	133325	09/08/26	3787	497370	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	33,197.59
	INVOICE: RE-PW-26090801431								
	133326	09/08/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	2,512.32
	INVOICE: RE-PW-26090801241								
	133336	09/08/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	22,693.43
	INVOICE: RE-PW-26090801187								
	133337	09/08/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	2,460.95
	INVOICE: RE-PW-26090801162								
	133339	09/08/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	12,081.83
	INVOICE: RE-PW-26090801153								
	133340	09/08/26	3787	497370	P	10/27/26	29102462 40514	CONTRACT SERVICES	10,737.97
	INVOICE: RE-PW-26090801132								
	133341	08/12/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	2,069.73
	INVOICE: RE-PW-26081200759								
	133342	08/12/26	3787	497370	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	26,139.51
	INVOICE: RE-PW-26081200700								
	133343	08/12/26	3787	497370	P	10/27/26	22041060 42104	SIGNAL MAINTENANCE	4,050.34
	INVOICE: RE-PW-26081200494								
	133344	08/12/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	852.03
	INVOICE: RE-PW-26081200458								
	133348	08/12/26	3787	497370	P	10/27/26	28902421 40514	CONTRACT SERVICES	253.74

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INVOICE: RE-PW-26081200447								
133350	08/12/26	3787	497370	P	10/27/26	29102462 40514	CONTRACT SERVICES	1,337.03
INVOICE: RE-PW-26081200399								
133351	08/12/26	3787	497370	P	10/27/26	29102462 40514	CONTRACT SERVICES	7,519.04
INVOICE: RE-PW-26081200391								
VENDOR TOTALS		.00 YTD INVOICED				519,191.64 YTD PAID		128,759.74
121776 LA UNIFORMS & TAILORING, INC.								
133165	08/31/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34576								
133166	09/01/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	1,148.70
INVOICE: 34617								
133167	09/01/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	541.23
INVOICE: 34618								
133168	09/01/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	362.44
INVOICE: 34625								
133169	09/02/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34645								
133170	09/02/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34646								
133171	09/02/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34647								
133173	09/02/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34648								
133174	09/02/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34649								
133176	09/02/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34650								
133177	09/02/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	288.18
INVOICE: 34656								
133178	09/04/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	239.99
INVOICE: 34696								
133179	09/08/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	2,239.61
INVOICE: 34729								
133181	09/11/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	40.00
INVOICE: 34820								
133182	09/14/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	27.63
INVOICE: 34833								
133183	09/15/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	8.00
INVOICE: 34864								
133184	09/15/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	470.51
INVOICE: 34865								
133185	09/16/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	2,332.76
INVOICE: 34876								
133186	09/17/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	44.14
INVOICE: 34901								
133192	09/17/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	44.14
INVOICE: 34902								
133193	09/18/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	22.10
INVOICE: 34907								

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	133194	09/18/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	44.14
	INVOICE: 34917								
	133195	09/18/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	44.14
	INVOICE: 34918								
	133196	09/19/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	746.65
	INVOICE: 34925								
	133197	09/21/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	27.57
	INVOICE: 34947								
	133198	09/22/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	174.48
	INVOICE: 34963								
	133199	09/22/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	2,237.29
	INVOICE: 34957								
	133200	09/22/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	115.86
	INVOICE: 34982								
	133203	09/23/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	180.00
	INVOICE: 35001								
	133204	09/23/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	209.89
	INVOICE: 35007								
	133205	09/23/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	209.89
	INVOICE: 35008								
	133206	09/23/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	325.86
	INVOICE: 35009								
	133207	09/24/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	12.00
	INVOICE: 35035								
	133208	09/28/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	281.44
	INVOICE: 35086								
	133210	09/28/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	430.95
	INVOICE: 35087								
	133212	09/30/26	3682	497458	T	10/27/26	10001224 41614	UNIFORMS & SAFETY EQUIPME	140.28
	INVOICE: 35125								
	VENDOR TOTALS		.00 YTD INVOICED				112,357.86 YTD PAID		15,007.13
125000	LAMORENA, JEFFREY								
	134941	09/03/26		497459	T	10/27/26	10041010 45584	HEALTH AND WELLNESS	500.00
	INVOICE: 09032026								
	VENDOR TOTALS		.00 YTD INVOICED				500.00 YTD PAID		500.00
107288	LAWSON PRODUCTS, INC.								
	134117	09/29/26		497460	T	10/27/26	60031030 42014	REPAIR & MAINTENANCE SUPP	139.67
	INVOICE: 9313842279								
	VENDOR TOTALS		.00 YTD INVOICED				4,604.19 YTD PAID		139.67
124715	LAZ KARP ASSOCIATES, LLC.								
	134897	08/18/26	3208	497461	T	10/27/26	28534000 40514	CONTRACT SERVICES	47,494.32
	INVOICE: SI1057602								
	134900	09/14/26	3208	497461	T	10/27/26	28302417 40514	CONTRACT SERVICES	9,921.76
	INVOICE: SI1058990								
	134901	09/14/26	3208	497461	T	10/27/26	28534000 40514	CONTRACT SERVICES	39,749.66

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	INVOICE: SI1058987								
	VENDOR TOTALS	.00 YTD INVOICED		476,411.06 YTD PAID					97,165.74
123756	LAZATIN, MARIA								
	133253	10/07/26		497462	T	10/27/26	29054010 45604	FINANCIAL INCENTIVES	30.00
	INVOICE: 2900-111790								
	VENDOR TOTALS	110.24 YTD INVOICED		1,275.44 YTD PAID					30.00
104175	LDM ASSOCIATES, INC.								
	133352	09/15/26	3791	497463	T	10/27/26	52035030 40514	CONTRACT SERVICES	17,900.00
	INVOICE: 9154								
	VENDOR TOTALS	.00 YTD INVOICED		613,981.40 YTD PAID					17,900.00
123647	LM INVESTIGATIONS LLC								
	133028	07/24/26		497464	T	10/27/26	10021010 40514	CONTRACT SERVICES	2,279.38
	INVOICE: 2026-0009								
	133151	08/16/26	3783	497464	T	10/27/26	10021010 40514	CONTRACT SERVICES	9,251.84
	INVOICE: 2026-0010								
	VENDOR TOTALS	.00 YTD INVOICED		16,730.13 YTD PAID					11,531.22
114443	LOPEZ, FELICITAS								
	133021	09/29/26		497371	P	10/27/26	10016010 45424	TRAVEL, CONFERENCE & MEET	93.32
	INVOICE: 092926 - Reimburse								
	VENDOR TOTALS	.00 YTD INVOICED		353.66 YTD PAID					93.32
124060	LOPEZ, TRACEY								
	133155	07/30/26		497465	T	10/27/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	459.00
	INVOICE: EDUC. GED 120								
	133399	07/30/26		497465	T	10/27/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	2,295.00
	INVOICE: EDUC. GED 250								
	133400	08/27/26		497465	T	10/27/26	10001224 45124	EDUCATIONAL REIMBURSEMENT	1,377.00
	INVOICE: EDUC. GED 120								
	VENDOR TOTALS	.00 YTD INVOICED		7,867.24 YTD PAID					4,131.00
123417	LOS ANGELES CENTERS FOR ALCOHOL AND DRUG ABUSE								
	133157	10/01/26	3294	497466	T	10/27/26	990 23040	OPIOID NARCAN SETTLEMENT	8,333.33
	INVOICE: #5 (September 2026)								
	134839	10/14/26	3608	497466	T	10/27/26	78480020 44824	SUPPORTIVE SERVICES	36,686.10
	INVOICE: #41 (September 2026)								
	VENDOR TOTALS	.00 YTD INVOICED		1,100,937.10 YTD PAID					45,019.43
105619	LOS ANGELES TIMES								
	133414	10/02/26		497372	P	10/27/26	10002220 45314	PRISONER EXPENSE	500.50
	INVOICE: SUBS. Dec.26 -Feb.								

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	VENDOR TOTALS		.00 YTD INVOICED				4,216.11 YTD PAID		500.50
124525	TRILLIUM INVESTMENTS LLC								
	134820	10/14/26		497467	T	10/27/26	60031030 45144	GASOLINE & OIL	376.33
	INVOICE:	261165269							
	VENDOR TOTALS		110.10 YTD INVOICED				4,849.24 YTD PAID		376.33
111966	MARTINEZ LANDSCAPING CO.								
	133018	07/01/26	3756	497373	P	10/27/26	10061100 40514	CONTRACT SERVICES	37,690.00
	INVOICE:	124560							
	VENDOR TOTALS		.00 YTD INVOICED				16,194,281.20 YTD PAID		37,690.00
116517	MC CLAIN, GREGG								
	133191	10/07/26		497468	T	10/27/26	10042010 45424	TRAVEL, CONFERENCE & MEET	65.52
	INVOICE:	Mileage Reimb.							
	VENDOR TOTALS		.00 YTD INVOICED				65.52 YTD PAID		65.52
125029	MCCULLOUGH, PATRICIA ANN								
	134904	07/30/26		497469	T	10/27/26	25019020 45064	SETTLEMENTS / JUDGEMENTS	264.99
	INVOICE:	07/30/2026							
	VENDOR TOTALS		.00 YTD INVOICED				264.99 YTD PAID		264.99
122208	MCKESSON MEDICAL-SURGICAL								
	133161	10/01/26		497470	T	10/27/26	10002219 41514	OPERATING SUPPLIES	1,863.45
	INVOICE:	26304357							
	133163	10/02/26		497470	T	10/27/26	10002219 41514	OPERATING SUPPLIES	258.24
	INVOICE:	26310564							
	133164	10/02/26		497470	T	10/27/26	10002219 41514	OPERATING SUPPLIES	77.15
	INVOICE:	26312029							
	133412	10/12/26		497470	T	10/27/26	10002219 41514	OPERATING SUPPLIES	157.93
	INVOICE:	26359372							
	VENDOR TOTALS		1,077.92 YTD INVOICED				12,212.15 YTD PAID		2,356.77
112309	GARDENA HOSPITAL, LP								
	133035	08/13/26		497472	T	10/27/26	10002220 40724	MEDICAL & AMBULANCE	183.00
	INVOICE:	CI13550126X1							
	133036	08/13/26		497473	T	10/27/26	10002220 40724	MEDICAL & AMBULANCE	183.00
	INVOICE:	CI13550125X1							
	133037	08/06/26		497474	T	10/27/26	10002220 40724	MEDICAL & AMBULANCE	662.00
	INVOICE:	CI13550128X1							
	133218	09/29/26		497471	T	10/27/26	10002220 40724	MEDICAL & AMBULANCE	750.00
	INVOICE:	1000648796-001							
	VENDOR TOTALS		.00 YTD INVOICED				35,458.00 YTD PAID		1,778.00

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100108	MERRIMAC PETROLEUM, INC.								
	132978	09/23/26	3648	497475	T	10/27/26	60031030 45144	GASOLINE & OIL	18,179.58
	INVOICE: 2250430								
	133140	10/01/26	3648	497475	T	10/27/26	60031030 45144	GASOLINE & OIL	14,590.48
	INVOICE: 2250630								
	VENDOR TOTALS		35,779.87 YTD INVOICED				636,507.66 YTD PAID		32,770.06
123575	MISSION LINEN SUPPLY								
	133230	09/14/26		497476	T	10/27/26	10061120 41514	OPERATING SUPPLIES	74.72
	INVOICE: 526745209								
	133294	09/28/26		497476	T	10/27/26	10061120 41514	OPERATING SUPPLIES	74.72
	INVOICE: 526828069								
	VENDOR TOTALS		148.94 YTD INVOICED				5,008.04 YTD PAID		149.44
115113	MITSUBISHI ELECTRIC &								
	133396	10/01/26		497477	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	782.72
	INVOICE: 582455								
	VENDOR TOTALS		689.41 YTD INVOICED				11,987.69 YTD PAID		782.72
123482	NIMCO INC.								
	134891	09/16/26		497478	T	10/27/26	60031030 42064	PARTS	116.72
	INVOICE: 11913								
	VENDOR TOTALS		.00 YTD INVOICED				890.08 YTD PAID		116.72
123783	MORGAN STANLEY CAPITAL MANAGEMENT LLC								
	133271	07/08/26	3777	497479	T	10/27/26	10017010 40514	CONTRACT SERVICES	7,500.00
	INVOICE: 11047626189								
	VENDOR TOTALS		.00 YTD INVOICED				45,000.00 YTD PAID		7,500.00
123082	MPD PLUMBING, INC.								
	133136	09/17/26		497480	T	10/27/26	46715732 42024	BUILDING MAINTENANCE	150.00
	INVOICE: WO#091726								
	133137	08/26/26		497480	T	10/27/26	46515730 42024	BUILDING MAINTENANCE	150.00
	INVOICE: WO#082626								
	133138	09/09/26		497480	T	10/27/26	46615731 42024	BUILDING MAINTENANCE	385.00
	INVOICE: WO#090926								
	134834	10/07/26		497480	T	10/27/26	46515730 42024	BUILDING MAINTENANCE	95.00
	INVOICE: WO#100726								
	134836	10/09/26		497480	T	10/27/26	46847150 42024	BUILDING MAINTENANCE	250.00
	INVOICE: WO#100926								
	VENDOR TOTALS		.00 YTD INVOICED				7,690.00 YTD PAID		1,030.00
106116	MUNISERVICES, LLC								
	133141	09/30/26	3054	497481	T	10/27/26	10000101 51116	UTILITY USERS TAXES	9,078.10
	INVOICE: INV007253								

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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				60,697.94 YTD PAID		9,078.10
107937	MUTUAL PROPANE								
	132991	08/10/26		497482	T	10/27/26	60031030 45144	GASOLINE & OIL	658.20
	INVOICE: 895573								
	VENDOR TOTALS		.00 YTD INVOICED				3,928.14 YTD PAID		658.20
124251	PUSKAS, CURT & VANESSA								
	133040	09/25/26		497483	T	10/27/26	10001221 41514	OPERATING SUPPLIES	195.00
	INVOICE: NFS20264427								
	VENDOR TOTALS		.00 YTD INVOICED				9,582.60 YTD PAID		195.00
123263	NETWORK DEPOSITION SERVICES, INC.								
	133383	10/11/26		497374	P	10/27/26	10015010 41574	LAW & REFERENCE LIBRARY	850.00
	INVOICE: A26101038								
	VENDOR TOTALS		.00 YTD INVOICED				850.00 YTD PAID		850.00
120965	NEW LOOK AUTO DETAIL								
	134862	09/18/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	560.00
	INVOICE: 5687								
	134863	09/21/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	580.00
	INVOICE: 5688								
	134864	09/22/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	530.00
	INVOICE: 5689								
	134865	09/24/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	690.00
	INVOICE: 5690								
	134866	09/28/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	605.00
	INVOICE: 5691								
	134868	09/14/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	565.00
	INVOICE: 5685								
	134870	09/14/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	660.00
	INVOICE: 5686								
	134871	09/08/26	3645	497484	T	10/27/26	60031030 40514	CONTRACT SERVICES	535.00
	INVOICE: 5684								
	VENDOR TOTALS		12,385.00 YTD INVOICED				93,185.00 YTD PAID		4,725.00
123565	NORTH STAR LAND CARE								
	134939	09/30/26	3757	497485	T	10/27/26	10061110 40514	CONTRACT SERVICES	42,456.96
	INVOICE: 1601-1461								
	VENDOR TOTALS		.00 YTD INVOICED				565,460.15 YTD PAID		42,456.96
124178	NTH GENERATION COMPUTING, INC.								
	133255	09/30/26	3694	497486	T	10/27/26	18110050 44904	CYBER SECURITY	31,981.54
	INVOICE: 48772H								

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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				56,842.71 YTD PAID			31,981.54
123279	ODP BUSINESS SOLUTIONS, LLC									
	132979	09/23/26		497487	T	10/27/26	60031030	41514	OPERATING SUPPLIES	196.82
	INVOICE:	482522881001								
	133384	10/05/26		497487	T	10/27/26	10015010	41514	OPERATING SUPPLIES	34.28
	INVOICE:	483023691001								
	133385	09/29/26		497487	T	10/27/26	10015010	41514	OPERATING SUPPLIES	13.68
	INVOICE:	482940575001								
	133390	10/01/26		497487	T	10/27/26	10061010	41404	MATERIALS, SUPPLIES & OTH	239.06
	INVOICE:	484532795001								
	133423	10/06/26		497487	T	10/27/26	81044010	40514	CONTRACT SERVICES	85.53
	INVOICE:	483086682001								
	VENDOR TOTALS		3,829.70 YTD INVOICED				38,137.64 YTD PAID			569.37
123098	ORKIN SERVICES OF CALIFORNIA, INC									
	133033	09/22/26		497488	T	10/27/26	10001221	41514	OPERATING SUPPLIES	156.36
	INVOICE:	302636477								
	VENDOR TOTALS		276.00 YTD INVOICED				16,031.57 YTD PAID			156.36
110944	P V P COMMUNICATIONS, INC									
	133402	10/07/26		497489	T	10/27/26	10002209	41514	OPERATING SUPPLIES	38.83
	INVOICE:	139110								
	VENDOR TOTALS		.00 YTD INVOICED				38.83 YTD PAID			38.83
99213	PARKHOUSE TIRE, INC.									
	134118	09/18/26	3642	497491	T	10/27/26	60031030	42554	TIRES	556.76
	INVOICE:	1011103016								
	134119	09/30/26	3642	497490	T	10/27/26	60031030	42554	TIRES	1,454.15
	INVOICE:	1011104650								
	134881	10/09/26	3642	497491	T	10/27/26	60031030	42554	TIRES	861.65
	INVOICE:	1011105919								
	134885	10/08/26	3642	497491	T	10/27/26	60031030	42554	TIRES	498.60
	INVOICE:	1011105809								
	VENDOR TOTALS		.00 YTD INVOICED				43,828.46 YTD PAID			3,371.16
123300	PARTY PRONTO, INC.									
	133220	08/18/26		497492	T	10/27/26	10061020	41514	OPERATING SUPPLIES	912.00
	INVOICE:	O46609								
	VENDOR TOTALS		694.00 YTD INVOICED				13,255.00 YTD PAID			912.00
124970	PATIN II, KEOWN E.									
	133355	10/08/26		497493	T	10/27/26	10061050	40264	CONTRACT LABOR SALARIES	450.00
	INVOICE:	100826								

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	VENDOR TOTALS		.00 YTD INVOICED					450.00 YTD PAID		450.00
125028	PAYTON, DOMINIQUE M.									
	134829	09/15/26		497494	T	10/27/26	25019020	45064	SETTLEMENTS / JUDGEMENTS	3,700.50
	INVOICE: September 15, 2026									
	VENDOR TOTALS		.00 YTD INVOICED					3,700.50 YTD PAID		3,700.50
124317	PCN3, INC.									
	134828	10/13/26	3723	497495	T	10/27/26	33610010	40514	CONTRACT SERVICES	209,968.78
	INVOICE: 19									
	134828	10/13/26	3723	497495	T	10/27/26	50410090	40514	CONTRACT SERVICES	209,968.79
	INVOICE: 19									
	VENDOR TOTALS		624,726.21 YTD INVOICED					10,219,455.87 YTD PAID		419,937.57
124657	PET ASSURE CORP									
	133216	10/05/26		497496	T	10/27/26	990 20900		INSURANCE BENEFITS	18.50
	INVOICE: 271504									
	VENDOR TOTALS		.00 YTD INVOICED					203.50 YTD PAID		18.50
109749	PLUMBERS DEPOT									
	133078	10/01/26		497497	T	10/27/26	60031030	42064	PARTS	4,996.08
	INVOICE: PD-62439									
	VENDOR TOTALS		.00 YTD INVOICED					25,290.24 YTD PAID		4,996.08
106074	PROGRESSIVE SOLUTIONS INC									
	134937	10/08/26		497498	T	10/27/26	10016020	45184	TRAINING	695.00
	INVOICE: 4231									
	VENDOR TOTALS		42,704.91 YTD INVOICED					87,333.91 YTD PAID		695.00
16650	PRUDENTIAL OVERALL SUPPLY									
	134873	09/24/26		497499	T	10/27/26	60031030	40514	CONTRACT SERVICES	58.39
	INVOICE: 43151400									
	134875	10/08/26		497499	T	10/27/26	60031030	40514	CONTRACT SERVICES	82.65
	INVOICE: 43154686									
	134877	10/08/26		497499	T	10/27/26	60031030	40514	CONTRACT SERVICES	75.00
	INVOICE: 43154687									
	134953	10/15/26		497499	T	10/27/26	60031030	40514	CONTRACT SERVICES	82.65
	INVOICE: 43156233									
	VENDOR TOTALS		231.50 YTD INVOICED					11,416.44 YTD PAID		298.69
118908	PSYCHOLOGICAL CONSULTING ASSOC, INC.									
	133025	09/16/26	994	497500	T	10/27/26	10021010	40514	CONTRACT SERVICES	289.00
	INVOICE: 002154_therapy									
	133026	09/22/26	994	497500	T	10/27/26	10021010	40514	CONTRACT SERVICES	289.00

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INVOICE: 002172_therapy								
VENDOR TOTALS		289.00 YTD INVOICED				5,440.50 YTD PAID		578.00
113575 QUALITY CODE PUBLISHING LLC								
134947	02/24/26		497375	P	10/27/26	10015010 41574	LAW & REFERENCE LIBRARY	2,306.00
INVOICE: PG000045475								
VENDOR TOTALS		.00 YTD INVOICED				6,688.00 YTD PAID		2,306.00
115207 QUALITY REFRIGERATION CO., INC.								
133030	09/22/26		497501	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	3,238.51
INVOICE: 0114693-IN								
VENDOR TOTALS		.00 YTD INVOICED				30,810.57 YTD PAID		3,238.51
123536 R & A TANK TECHNOLOGIES LLC								
133147	10/06/26		497502	T	10/27/26	60031030 40514	CONTRACT SERVICES	175.00
INVOICE: 10062058								
133149	10/06/26		497502	T	10/27/26	60031030 40514	CONTRACT SERVICES	175.00
INVOICE: 10062059								
VENDOR TOTALS		700.00 YTD INVOICED				17,742.91 YTD PAID		350.00
123013 RACE TELECOMMUNICATIONS, INC.								
133065	10/01/26	2982	497376	P	10/27/26	10001222 43054	TELEPHONE	1,402.46
INVOICE: RC2461184								
133065	10/01/26	3705	497376	P	10/27/26	10001222 43054	TELEPHONE	1,402.54
INVOICE: RC2461184								
VENDOR TOTALS		2,805.00 YTD INVOICED				45,012.54 YTD PAID		2,805.00
123968 RANIA ALOMAR ARCHITECT INC.								
133051	09/20/26	3782	497503	T	10/27/26	56091010 40514	CONTRACT SERVICES	2,708.75
INVOICE: HCY30								
133051	09/20/26	3782	497503	T	10/27/26	60031030 40514	CONTRACT SERVICES	2,708.75
INVOICE: HCY30								
133052	08/13/26	3782	497503	T	10/27/26	56091010 40514	CONTRACT SERVICES	2,728.00
INVOICE: HCY29								
133052	08/13/26	3782	497503	T	10/27/26	60031030 40514	CONTRACT SERVICES	2,728.00
INVOICE: HCY29								
133053	07/01/26	3782	497503	T	10/27/26	56091010 40514	CONTRACT SERVICES	4,500.00
INVOICE: HCY28								
133053	07/01/26	3782	497503	T	10/27/26	60031030 40514	CONTRACT SERVICES	4,500.00
INVOICE: HCY28								
133054	06/12/26	3782	497503	T	10/27/26	56091010 40514	CONTRACT SERVICES	8,455.72
INVOICE: HCY27								
133054	06/12/26	3782	497503	T	10/27/26	60031030 40514	CONTRACT SERVICES	8,455.72
INVOICE: HCY27								
133055	05/01/26	3782	497503	T	10/27/26	56091010 40514	CONTRACT SERVICES	5,316.25
INVOICE: HCY26								

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133055	05/01/26	3782	497503	T	10/27/26	60031030 40514	CONTRACT SERVICES	5,316.25
INVOICE: HCY26								
133056	09/21/20	3782	497503	T	10/27/26	56091010 40514	CONTRACT SERVICES	3,000.00
INVOICE: SS07								
133056	09/21/20	3782	497503	T	10/27/26	60031030 40514	CONTRACT SERVICES	3,000.00
INVOICE: SS07								
133059	09/01/26	3781	497503	T	10/27/26	33610020 40514	CONTRACT SERVICES	8,250.60
INVOICE: HSC33								
133059	09/01/26	3781	497503	T	10/27/26	33610020 44474	SENIOR CENTER IMPROVEMENT	8,250.60
INVOICE: HSC33								
133061	08/01/26	3781	497503	T	10/27/26	33610020 40514	CONTRACT SERVICES	6,308.75
INVOICE: HSC32								
133061	08/01/26	3781	497503	T	10/27/26	33610020 44474	SENIOR CENTER IMPROVEMENT	6,308.75
INVOICE: HSC32								
133062	07/01/26	3781	497503	T	10/27/26	33610020 40514	CONTRACT SERVICES	7,545.02
INVOICE: HSC31								
133062	07/01/26	3781	497503	T	10/27/26	33610020 44474	SENIOR CENTER IMPROVEMENT	7,545.03
INVOICE: HSC31								
133063	06/01/26	3781	497503	T	10/27/26	33610020 40514	CONTRACT SERVICES	8,778.35
INVOICE: HSC30								
133063	06/01/26	3781	497503	T	10/27/26	33610020 44474	SENIOR CENTER IMPROVEMENT	8,778.35
INVOICE: HSC30								
133064	05/01/26	3781	497503	T	10/27/26	33610020 40514	CONTRACT SERVICES	7,690.48
INVOICE: HSC29								
133064	05/01/26	3781	497503	T	10/27/26	33610020 44474	SENIOR CENTER IMPROVEMENT	7,690.47
INVOICE: HSC29								
VENDOR TOTALS	.00 YTD INVOICED		584,775.59 YTD PAID					130,563.84
115978 RED WING								
134930	09/21/26		497504	T	10/27/26	10061100 41614	UNIFORMS & SAFETY EQUIPME	200.00
INVOICE: 011ST1-3945512041								
VENDOR TOTALS	.00 YTD INVOICED		5,179.46 YTD PAID					200.00
112503 REDFLEX TRAFFIC SYSTEMS, INC.								
133162	09/30/26	3680	497505	T	10/27/26	10000104 51431	VEHICLE CODE FINES	23,269.15
INVOICE: INV0131185								
VENDOR TOTALS	22,432.29 YTD INVOICED		362,914.23 YTD PAID					23,269.15
124485 RENNE PUBLIC LAW GROUP, LLP.								
133319	06/30/26	3776	497506	T	10/27/26	10017010 40514	CONTRACT SERVICES	28,483.35
INVOICE: 17382								
133321	07/31/26	3776	497506	T	10/27/26	10017010 40514	CONTRACT SERVICES	12,555.04
INVOICE: 17665								
133322	08/31/26	3776	497506	T	10/27/26	10017010 40514	CONTRACT SERVICES	24,360.25
INVOICE: 18003								
VENDOR TOTALS	.00 YTD INVOICED		91,121.21 YTD PAID					65,398.64

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115776	REPUBLIC SERVICES								
	134912	09/30/26		497507	T	10/27/26	46515730 45444	UTILITIES	580.07
	INVOICE: 0902-014403929								
	134913	09/30/26		497507	T	10/27/26	46447150 45444	UTILITIES	282.52
	INVOICE: 0902-014413926								
	134916	09/30/26		497507	T	10/27/26	46715732 45444	UTILITIES	441.99
	INVOICE: 0902-014405141								
	134918	09/30/26		497507	T	10/27/26	46615731 45444	UTILITIES	741.41
	INVOICE: 0902-014403930								
	VENDOR TOTALS		.00 YTD INVOICED				136,781.24 YTD PAID		2,045.99
112919	RICOH USA, INC.								
	133257	10/06/26	3704	497508	T	10/27/26	10001222 40614	CITY PRINT SERVICES	4,384.21
	INVOICE: 9033959617								
	133257	10/06/26		497508	T	10/27/26	81044010 41154	COPIER PRINT SERVICES	354.93
	INVOICE: 9033959617								
	VENDOR TOTALS		.00 YTD INVOICED				265,215.00 YTD PAID		4,739.14
124323	ROBERT HALF, INC.								
	133075	09/24/26	3313	497509	T	10/27/26	10001222 45184	TRAINING	2,372.63
	INVOICE: 66654665								
	133080	09/28/26	3313	497509	T	10/27/26	10001222 45184	TRAINING	2,230.27
	INVOICE: 66658211								
	133261	10/05/26	3313	497509	T	10/27/26	10001222 45184	TRAINING	2,589.92
	INVOICE: 66682432								
	133261	10/05/26		497509	T	10/27/26	10001222 40514	CONTRACT SERVICES	541.95
	INVOICE: 66682432								
	VENDOR TOTALS		13,277.00 YTD INVOICED				172,044.95 YTD PAID		7,734.77
122928	RODOLFO RAMOS								
	133066	04/30/26	2980	497510	T	10/27/26	10001222 40514	CONTRACT SERVICES	45,000.00
	INVOICE: 01300430-HPD								
	133066	04/30/26	2980	497510	T	10/27/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	10,000.00
	INVOICE: 01300430-HPD								
	133066	04/30/26	2980	497510	T	10/27/26	10002245 40514	CONTRACT SERVICES	25,000.00
	INVOICE: 01300430-HPD								
	133276	05/31/26		497510	T	10/27/26	18110050 44904	CYBER SECURITY	4,475.00
	INVOICE: 01300531-HPD								
	VENDOR TOTALS		.00 YTD INVOICED				92,975.00 YTD PAID		84,475.00
123949	RODRIQUEZ, CARMEN LUZ								
	133284	10/07/26		497511	T	10/27/26	10017010 40504	COMMISSIONER STIPENDS	150.00
	INVOICE: 1701-113323								
	VENDOR TOTALS		.00 YTD INVOICED				850.00 YTD PAID		150.00
100409	S W R C B ACCOUNTING OFFICE								

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VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	134844	08/17/26	3779	497377	P	10/27/26	28902421 40514	CONTRACT SERVICES	1,776.67
	INVOICE: SC-157072								
	VENDOR TOTALS		.00 YTD INVOICED				66,418.95 YTD PAID		1,776.67
125026	SALAS-HERNANDEZ, LESLIE								
	134809	07/19/26		497378	P	10/27/26	10000109 51921	AQUATICS PROGRAM	51.00
	INVOICE: Refund 07/19/26								
	VENDOR TOTALS		.00 YTD INVOICED				51.00 YTD PAID		51.00
116672	SAM'S ALIGNMENT TIRE CENTER, INC.								
	133029	09/04/26		497512	T	10/27/26	10002217 41514	OPERATING SUPPLIES	35.00
	INVOICE: 36891								
	VENDOR TOTALS		1,706.10 YTD INVOICED				16,819.05 YTD PAID		35.00
92121	SAXE-CLIFFORD PH.D, SUSAN								
	133237	08/03/26		497513	T	10/27/26	10017010 45324	PHYSICAL EXAMINATIONS	450.00
	INVOICE: 26-0803-2								
	VENDOR TOTALS		.00 YTD INVOICED				6,300.00 YTD PAID		450.00
118382	FITCH, ROBERT A.								
	133305	10/05/26		497514	T	10/27/26	10061020 40264	CONTRACT LABOR SALARIES	2,772.00
	INVOICE: 100526								
	133306	10/05/26		497514	T	10/27/26	10061020 40264	CONTRACT LABOR SALARIES	2,331.00
	INVOICE: 100526								
	133307	10/05/26		497514	T	10/27/26	10061020 40264	CONTRACT LABOR SALARIES	2,933.00
	INVOICE: 100526								
	VENDOR TOTALS		.00 YTD INVOICED				36,159.20 YTD PAID		8,036.00
123856	SECTRAN SECURITY INC.								
	134944	10/12/26		497515	T	10/27/26	10016020 40514	CONTRACT SERVICES	729.78
	INVOICE: 26100632								
	VENDOR TOTALS		335.39 YTD INVOICED				7,688.16 YTD PAID		729.78
112605	SEQUEL CONTRACTORS, INC.								
	134843	10/13/26	3715	497516	T	10/27/26	29550040 40514	CONTRACT SERVICES	803,939.97
	INVOICE: 2								
	VENDOR TOTALS		.00 YTD INVOICED				1,478,576.15 YTD PAID		803,939.97
123487	SHARP PERFORMANCE INC.								
	133267	07/01/26	3775	497517	T	10/27/26	10017010 40514	CONTRACT SERVICES	24,998.75
	INVOICE: 1129								
	VENDOR TOTALS		50,000.00 YTD INVOICED				149,997.50 YTD PAID		24,998.75

PAID INVOICES REPORT

CHECK: C102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
113893	SHELDON MECHANICAL CORPORATION								
	133034	09/23/26	2941	497518	T	10/27/26	50410060 40514	CONTRACT SERVICES	542.00
	INVOICE: 26-0046								
	133034	09/23/26	3679	497518	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	363.00
	INVOICE: 26-0046								
	133408	10/08/06	3679	497518	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	4,120.00
	INVOICE: 26-0049								
	133409	10/08/26	3679	497518	T	10/27/26	10001221 42024	BUILDING MAINTENANCE	540.00
	INVOICE: 26-0048								
	VENDOR TOTALS		.00 YTD INVOICED				97,549.59 YTD PAID		5,565.00
103148	SHIMONO, SHAWN								
	133038	09/11/26		497519	T	10/27/26	10021010 45074	COMMUNITY RELATIONS/PROMO	350.00
	INVOICE: REIMB. 9/11/2026								
	VENDOR TOTALS		.00 YTD INVOICED				6,074.49 YTD PAID		350.00
124568	GCP WW HOLDCO LLC.								
	133046	08/27/26		497520	T	10/27/26	10041050 41614	UNIFORMS & SAFETY EQUIPME	85.62
	INVOICE: INV30120003824								
	133047	08/27/26		497520	T	10/27/26	10041050 41614	UNIFORMS & SAFETY EQUIPME	114.38
	INVOICE: INV5020001283								
	133048	08/27/26		497520	T	10/27/26	10041020 41614	UNIFORMS & SAFETY EQUIPME	144.21
	INVOICE: INV5020001272								
	133049	08/27/26		497520	T	10/27/26	10041010 41514	OPERATING SUPPLIES	154.16
	INVOICE: INV5020001273								
	133050	08/27/26		497520	T	10/27/26	10041020 41614	UNIFORMS & SAFETY EQUIPME	114.38
	INVOICE: INV5020001274								
	133188	09/30/26		497520	T	10/27/26	10041050 41614	UNIFORMS & SAFETY EQUIPME	124.31
	INVOICE: INV30120004517								
	133312	08/27/26		497520	T	10/27/26	10061100 41614	UNIFORMS & SAFETY EQUIPME	200.00
	INVOICE: INV5020001277								
	VENDOR TOTALS		.00 YTD INVOICED				5,995.76 YTD PAID		937.06
123490	ISHII, MICHAEL								
	133086	07/01/26	2979	497521	T	10/27/26	10001222 40514	CONTRACT SERVICES	461.54
	INVOICE: 26-24								
	133086	07/01/26	2979	497521	T	10/27/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	1,038.46
	INVOICE: 26-24								
	133087	07/01/26	2979	497521	T	10/27/26	10001222 40514	CONTRACT SERVICES	1,153.84
	INVOICE: 26-23								
	133087	07/01/26	2979	497521	T	10/27/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	2,596.16
	INVOICE: 26-23								
	133273	10/04/26	2979	497521	T	10/27/26	10001222 40514	CONTRACT SERVICES	384.62
	INVOICE: 26-32								
	133273	10/04/26	2979	497521	T	10/27/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	865.38
	INVOICE: 26-32								
	133273	10/04/26	3703	497521	T	10/27/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	250.00
	INVOICE: 26-32								

PAID INVOICES REPORT

CHECK: C102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	133274	10/04/26	3703	497521	T	10/27/26	10001222 40644	PUBLIC SAFETY INFO SRVCE	3,750.00
	INVOICE: 26-31								
	VENDOR TOTALS	.00 YTD INVOICED					60,200.00 YTD PAID		10,500.00
123933	SOKOL, GEOFFREY RYAN								
	133281	10/07/26		497522	T	10/27/26	10017010 40504	COMMISSIONER STIPENDS	250.00
	INVOICE: 1701-113325								
	VENDOR TOTALS	.00 YTD INVOICED					950.00 YTD PAID		250.00
106253	SOUTHERN CALIFORNIA EDISON CO.								
	134847	08/13/26		497523	T	10/27/26	33610040 40514	CONTRACT SERVICES	1,294.01
	INVOICE: 7590772228								
	VENDOR TOTALS	.00 YTD INVOICED					1,294.01 YTD PAID		1,294.01
123166	CHARTER COMMUNICATIONS HOLDINGS, LLC								
	133416	10/07/26	2977	497524	T	10/27/26	10001222 43054	TELEPHONE	2,040.00
	INVOICE: 188392501100726								
	133416	10/07/26	3701	497524	T	10/27/26	10001222 43054	TELEPHONE	1,040.00
	INVOICE: 188392501100726								
	VENDOR TOTALS	5,322.84 YTD INVOICED					95,982.07 YTD PAID		3,080.00
124997	SUMMIT FIRE & SECURITY LLC								
	133308	09/29/26	3790	497525	T	10/27/26	52035030 40514	CONTRACT SERVICES	5,190.00
	INVOICE: 4460533								
	VENDOR TOTALS	.00 YTD INVOICED					5,190.00 YTD PAID		5,190.00
124007	THE FELDHAKE LAW FIRM, APC								
	133082	10/01/26	3042	497526	T	10/27/26	25019020 40514	CONTRACT SERVICES	11,426.50
	INVOICE: 57518								
	133376	10/06/26	3714	497526	T	10/27/26	25019020 40514	CONTRACT SERVICES	562.50
	INVOICE: 72822								
	VENDOR TOTALS	4,952.50 YTD INVOICED					69,292.54 YTD PAID		11,989.00
123284	THE HILLER COMPANIES, LLC.								
	133144	10/02/26		497527	T	10/27/26	52035030 40514	CONTRACT SERVICES	165.00
	INVOICE: 885503								
	VENDOR TOTALS	.00 YTD INVOICED					7,948.59 YTD PAID		165.00
112363	THE STANDARD INSURANCE COMPANY, ATTN: EMPLOYEE BE								
	133190	10/01/26		497528	T	10/27/26	990 20900	INSURANCE BENEFITS	2,640.00
	INVOICE: 10/1/2026_DIV1								
	VENDOR TOTALS	5,190.63 YTD INVOICED					41,614.42 YTD PAID		2,640.00

PAID INVOICES REPORT

CHECK: C102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
124648	TIERFIVE SOLUTIONS GROUP INC.								
	134878	06/12/26	3349	497529	T	10/27/26	10043010 40514	CONTRACT SERVICES	45,000.00
	INVOICE: 19769562								
	VENDOR TOTALS	.00 YTD INVOICED		49,486.00 YTD PAID					45,000.00
113121	TOTAL ADMINISTRATION SVCS CORP								
	133238	09/28/26		497379	P	10/27/26	10017010 40514	CONTRACT SERVICES	422.70
	INVOICE: IN3840093								
	VENDOR TOTALS	12,035.79 YTD INVOICED		176,842.70 YTD PAID					422.70
121873	TRANS UNION LLC.								
	133415	09/25/26		497380	P	10/27/26	10021010 40514	CONTRACT SERVICES	80.69
	INVOICE: 09608536								
	VENDOR TOTALS	.00 YTD INVOICED		2,234.46 YTD PAID					80.69
123815	TRANSUNION RISK AND ALTERNATIVE								
	133159	10/01/26		497381	P	10/27/26	10002215 41514	OPERATING SUPPLIES	332.00
	INVOICE: 777625-202609-1								
	VENDOR TOTALS	.00 YTD INVOICED		5,139.80 YTD PAID					332.00
123793	TRUJILLO, JULISSA								
	132562	09/07/26		497530	T	10/27/26	10001224 45184	TRAINING	71.88
	INVOICE: 072707292026								
	133154	09/15/26		497530	T	10/27/26	10021010 45584	HEALTH AND WELLNESS	375.39
	INVOICE: REIMB. 8/6/26								
	VENDOR TOTALS	.00 YTD INVOICED		2,533.61 YTD PAID					447.27
105489	TYLER TECHNOLOGIES								
	130783	07/22/26	2976	497531	T	10/27/26	10001222 40514	CONTRACT SERVICES	5,516.09
	INVOICE: 025-561215								
	130784	08/31/26	2976	497531	T	10/27/26	10001222 40514	CONTRACT SERVICES	1,800.00
	INVOICE: 045-577739								
	VENDOR TOTALS	7,622.97 YTD INVOICED		344,569.17 YTD PAID					7,316.09
124228	LOS ANGELES TRUCK CENTERS, LLC.								
	134889	09/30/26		497532	T	10/27/26	60031030 42064	PARTS	96.56
	INVOICE: XA220750434:01								
	134890	10/01/26		497532	T	10/27/26	60031030 42064	PARTS	194.86
	INVOICE: XA220750626:01								
	VENDOR TOTALS	.00 YTD INVOICED		23,701.68 YTD PAID					291.42
95851	VISION SERVICE PLAN - (CA)								
	133232	09/19/26		497533	T	10/27/26	990 20900	INSURANCE BENEFITS	2,415.63
	INVOICE: 826008209								

PAID INVOICES REPORT

CHECK: C102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	133233	09/19/26		497533	T	10/27/26	990	20900	INSURANCE BENEFITS	138.88
	INVOICE:	826011933								
	133235	09/19/26		497533	T	10/27/26	990	20900	INSURANCE BENEFITS	1,924.48
	INVOICE:	826008204								
	VENDOR TOTALS		8,850.47 YTD INVOICED					71,078.93 YTD PAID		4,478.99
121110	VITAL MEDICAL SERVICES, LLC									
	133156	09/30/26		497534	T	10/27/26	10002220	40724	MEDICAL & AMBULANCE	4,057.00
	INVOICE:	4944								
	VENDOR TOTALS		.00 YTD INVOICED					81,532.00 YTD PAID		4,057.00
123653	WANG, EMILY									
	132564	09/07/26		497535	T	10/27/26	10001224	45184	TRAINING	496.00
	INVOICE:	080308072026								
	VENDOR TOTALS		.00 YTD INVOICED					1,132.32 YTD PAID		496.00
124523	WINSTON, ELIZABETH									
	133259	09/23/26		497536	T	10/27/26	10017010	45054	TESTING EXPENSE	306.00
	INVOICE:	1701-113317								
	133259	09/23/26		497536	T	10/27/26	10017010	45514	EMPL. TRAINING/DEVELOPMEN	46.08
	INVOICE:	1701-113317								
	VENDOR TOTALS		.00 YTD INVOICED					1,065.67 YTD PAID		352.08
122789	YEE, CHERILYN									
	133153	09/17/26		497537	T	10/27/26	10021010	45584	HEALTH AND WELLNESS	150.00
	INVOICE:	REIMB. 7/23/26								
	133219	10/05/26		497537	T	10/27/26	10001224	45184	TRAINING	344.00
	INVOICE:	090809112026								
	133221	10/05/26		497537	T	10/27/26	10001224	45184	TRAINING	321.20
	INVOICE:	092810022026								
	VENDOR TOTALS		.00 YTD INVOICED					1,596.60 YTD PAID		815.20
122961	YOSHIDA, SHELLY									
	133392	10/05/26		497538	T	10/27/26	10001224	45184	TRAINING	500.56
	INVOICE:	090809112026								
	VENDOR TOTALS		.00 YTD INVOICED					1,622.56 YTD PAID		500.56
									REPORT TOTALS	4,039,199.84

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	18	1,502,111.12
TOTAL EFT TRANSFERS	157	2,537,088.72

PAID INVOICES REPORT

CHECK: C102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME	DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION

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

CITY OF HAWTHORNE

FOR THE MEETING OF OCTOBER 27, 2026

ORIGINATING DEPARTMENT: FINANCE

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

	Warrant #s			
Date	**Start**	**Ending**	**Warrant type**	**Total $**
11/1/26	84189	84505	HOUSING	932,809.14
11/1/26	84506	84506	HOUSING	89.13
*** Emergency Issue - for ratification only**				932,898.27

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

**Voided 8/1/26 83151 - 83176

PAID INVOICES REPORT

CHECK: H110126 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		856.00 YTD INVOICED				16,284.00 YTD PAID		1,688.00
123707	YORK ROSE LLC								
	134768	11/01/26		84503	T	11/01/26	81544100 45904	HOUSING VOUCHER	1,801.00
	INVOICE: 8422								
	VENDOR TOTALS		2,390.00 YTD INVOICED				46,483.00 YTD PAID		1,801.00
91877	ZAPF (12318 BIRCH AVE), RODNEY								
	134522	11/01/26		84504	T	11/01/26	81544100 45904	HOUSING VOUCHER	1,532.00
	INVOICE: 10656								
	VENDOR TOTALS		1,904.00 YTD INVOICED				26,416.00 YTD PAID		1,532.00
115662	ZAPF (12726 TRURO), ROD								
	134523	11/01/26		84505	T	11/01/26	81544100 45904	HOUSING VOUCHER	1,475.00
	INVOICE: 9963								
	VENDOR TOTALS		950.00 YTD INVOICED				19,570.00 YTD PAID		1,475.00
								REPORT TOTALS	932,809.14

	COUNT	AMOUNT
TOTAL EFT TRANSFERS	317	932,809.14

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

City of Hawthorne, CA

PAID INVOICES REPORT

CHECK: H102726 TO FISCAL 2026/01 07/01/2025 TO 06/30/2029

VENDOR	NAME / DOCUMENT	INV DATE	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
113605	VERIZON WIRELESS								
	133371	09/23/26		84506	P	10/27/26	81044010 43054	TELEPHONE	89.13
	INVOICE: SP470985090-4								
	VENDOR TOTALS		.00 YTD INVOICED				98,664.28 YTD PAID		89.13
								REPORT TOTALS	89.13

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	1	89.13

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

AGENDA ITEM NO. 3.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: City Clerk

City Manager: Department Head:

SUBJECT:
Approval of City Council meeting minutes for the regular meeting of July 14, 2026. Motion to approve the minutes.

RECOMMENDED MOTION:
Staff recommends that Council approve the regular City Council Meeting Minutes of July 14, 2026.

DISCUSSION:
The purpose of the minutes is to historically preserve the events of the City Council meetings. The minutes typically describe the even 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
07-14-2026 Minutes

DRAFT

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA HELD JULY 14, 2026

CALL TO ORDER

Mayor Vargas called the meeting to order at 6:06 pm

INVOCATION

Pastor John Jefferson led the Invocation.

PLEDGE OF ALLEGIANCE

Patricia Donaldson led the Pledge of Allegiance.

ROLL CALL

Present: Councilmember Manning; Councilmember Monteiro; Councilmember Reyes English; Mayor Pro Tem Johnson; Mayor Vargas

Absent: None.

Present: City Manager Norris; City Attorney Caceres; City Clerk Wiliams - Hunter

PROCLAMATIONS/CERTIFICATES/PRESENTATIONS

1. Presentation regarding County of Los Angeles Fire Department Services Update- Conducted by Fire Chief, Anthony C. Marrone.

2. Presentation regarding Paid Parking Pilot Program Updates conducted by DJ Torado.

3. Presentation regarding Department Drone Program Presentation – Sergeant Vu

PUBLIC COMMENTS

Regina Gillespie - Provided comments regarding her interest on serving as a volunteer member on the Youth Commission or Parks and Recreation commission. She also spoke in regards to her qualifications.

Samantha Klein - Community Library Manager at Weisburn library. Invited everyone to Weisburn Library 60th anniversary celebration on August 12th. The summer discovery program is still going strong and will continue until August 9th.

Sean and Jen - Provided comments on the Farmer's Market and its continued growth and success.

Renee Levby - Provided comments on the trash that is being disposed of on Birch Avenue between Imperial and 116th street. It has doubled.

Malik Kaba - Owner of Shinyro Dental Care in the City of Hawthorne. Moved from Westlake Village. Provided comments regarding parking concerns on his business.

Ed Lopez - President and committee ambassador for the South Bay social network. He is a business owner in the South Bay. South Bay social network is a nonprofit composed of local businesses, small business, and other nonprofit organizations. Provided comments regarding a proposal of hosting Hispanic Heritage events.

Pat Donaldson - President of the Chamber of Commerce. The only way that the Chamber of Commerce could support anything would be with permission and voting of our board and with the city's permission. Provided comments of upcoming events.

Unidentified Speaker - Provided comments regarding parking situation on Grilla.

Katherine Alexandra Sadeo - provided comments on her interest in participating in local government and thanks Councilmember Reyes English for her encouragement.

David - HOA in Moneta Gardens, requested an update on the trash problem, and asked for questions about fire inspections.

Richard Harrison - Provided public comment regarding concerns on protocols and commissions. Also requested a potential Town Hall be conducted to provide the public with comments.

Robert Williams - Provided public comments regarding safety issues on a road.

Unidentified Speaker - Provided public comments concerns regarding paid parking.

Bridget - Provided public comments concerns regarding the paid parking and enforcement issues.

CITY CLERK'S CONSENT CALENDAR

4. 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 06/24/2026 to 07/14/2026 for a total of $16,955,195.08

5. Approval of waiver of full readings of resolutions and ordinances on Tuesday, April 28, 2026's agenda. Motion to waive full readings.

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

RESOLUTION

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 adopt 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 adopt Resolution No. 8620

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:

    Staff recommends that the City Council adopt Resolution No. 8622

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.

    Mayor Vargas motioned. Councilmember Johnson seconded the motion to approve the consent calendar with the exception of Item #9.

    AYES: Councilmembers; Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
    NOES: None.
    ABSENT: None

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.

Mayor Vargas motioned to approve and adopt Ordinance No. 2265. Councilmember Montero seconded the motion.

AYES: Councilmembers: Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None.
ABSTAIN: Manning

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 THEREWIITH.

Mayor Vargas motioned to introduce Ordinance No. 2266.

RESOLUTION

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

Mayor Vargas moved. Councilmember Montero seconded.

AYES: Councilmembers: Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: Councilmember Manning

ABSENT: None

ORDINANCES {CONT.}

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.

    Mayor Vargas motioned to introduce Ordinance No. 2267

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.

    Mayor Pro Tem Reyes English motioned to introduce Ordinance No. 2268

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.

    Mayor Vargas motioned to introduce Ordinance No. 2269

BIDS: OPENINGS & RESULTS
(None at this time)

PUBLIC HEARINGS

19. Public Hearing to Consider Establishment of Additional Long-Term Affordability Covenant 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.

Kimberly Pipkins, Director of Housing provided a presentation.

Public Hearing:

1. Richard Harrison

Mayor Vargas motioned to close the Public Hearing. Councilmember Johnson seconded the motion.

AYES: Councilmembers: Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None
ABSENT: None

Councilmember Monteiro motioned to accept the recommendation of our housing director to the covenant of the 15 and plus to restart the clock for 55 years. Mayor Pro Tem Johnson seconded the motion.

AYES: Councilmembers: Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None
ABSENT: None

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.

Mayor Vargas motioned to approve all items. Councilmember Manning seconded the motion.

AYES: Councilmembers: Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None
ABSENT: None

CITY ATTORNEY'S CONSENT CALENDAR
(None at this time)

DISCUSSION ITEMS
(None at this time)

ELECTED OFFICIALS REPORTS

City Clerk William Hunter thanked Bridget her intern for coming to the City Council meeting and her help. She worked for the City Clerk's department for the paper project. Would also like to thank the HPPD from the drone presentation. Wants to congratulate her son, soon to be Officer Hunter. She would also like to congratulate the Hawthorne recruits. Love and condolences to Sam Scully whose son passed away last week at the age of 29. Life is fragile, lets take care of each other and take care of ourselves. Have a great summer.

Councilmember Manning said thank you and have a nice time while we are on our break.

Councilmember Monteiro hopes everyone had a good 4th of July. Thank you to all the presenters from the LA County fire department, parking presentation, and our police department. Also, for the drone program. As of July 1st, he is the Vice Chair of the South Bay Cog. He wants to mention that the farmers market participation is going up. National Night out will be on August 4th. On Saturday there will be a Connect Day event, it is a spa event, for unhoused individuals. He provided vector control for pest control to prevent added diseases. Also wash your vegetables to prevent disease spread. Congratulations on all the improvement projects.

Councilmember Reyes English recognized her daughter and grandchildren who are in the audience. They traveled from New Orleans. It was a great meeting. She appreciated everyone's feedback and concerns. Some decisions are difficult to make but are done so with much thought.

Mayor Pro Tem Johnson wanted to provide information regarding apartment complexes and parking. This is where the city's hands are tied. Our state officials have made it difficult to enforce landlords provide parking. We are unable to force developers to provide parking. It is because of who we voted for. City Council tries to make themselves available as much as possible. Councilmembers all have other jobs outside of their council positions. Please reach out to us to make an appointment to meet with members of the city council. Have a great summer off. See you guys in September.

Mayor Vargas commented on the break. Mayor Vargas commented on FIFA and the world cup. Mayor Vargas commented on the Hawthorne parking situation and the history behind it. In regards to parks and recreation events, council has no control over these events. Mayor commented that on upcoming events including Movies in the pool on July 17th and August 14th @6pm., Movies in the Park on July 31st and August 28th at 5pm. We have the Certified Farmers Market on Sundays from 9am-2pm. Hawthorne Historical Society has their Hall of Fame induction ceremony on August 22nd at 2pm. Wise Libraries 60th anniversary celebration on August 12th from 4 to 7pm.

COUNCIL DIRECTIVES

Councilmember Manning motioned that City Manager look into traffic that resident mentioned on 132nd Street. Mayor Vargas seconded the motion.

AYES: Councilmembers: Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None
ABSENT: None

Councilmember Manning motioned that the city reach out to Republic Waste and ask them to look into increasing the coverage and cleaning in the 132nd Street region.

Councilmember Monteiro motioned that the city provides a proclamation to provide a speech for African Heritage group. Mayor Vargas seconded the motion.

AYES: Councilmembers: Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None
ABSENT: None

Councilmember Monteiro motioned to provide a proclamation for the Hawthorne Historical Society. Councilmember Andy Reyes English seconded the motion.

AYES: Councilmembers: Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None
ABSENT: None

Councilmember Reyes English motioned to include a ballot measure for the upcoming November election to ban all fireworks, and instead have the city host a larger event. Mayor Pro Tem Johnson seconded the motion.

AYES: Councilmembers: Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: Councilmember Manning
ABSENT: None

Mayor Vargas motioned that a proclamation be signed for the Wisburn Library 60th anniversary celebration. Councilmember Monteiro seconded the motion.

AYES: Councilmembers: Manning, Monteiro, Reyes English, Mayor Pro Tem Johnson, and Mayor Vargas.
NOES: None
ABSENT: None

CLOSED SESSION
(None at this time)

ADJOURNMENT

Mayor Vargas adjourned the meeting at 9:14pm.

CERTIFICATION

Passed and approved this 27th day of October 2026.

_____
Dayna Williams-Hunter
City Clerk

AGENDA ITEM NO. 5.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Planning

City Manager: Department Head:

SUBJECT:

RESOLUTION 8638 - A RESOLUTION OF THE CITY OF HAWTHORNE AUTHORIZING THE APPLICATION AND AMENDING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM.

RECOMMENDED MOTION:

Staff recommends that the City Council:
1. Open public meeting on this topic;
2. Accept public comments;
3. Close public meeting;
4. adopt the resolution to authorize the application and amend the PLHA Plan for the Permanent Local Housing Allocation Program.

DISCUSSION:

The Permanent Local Housing Allocation (PLHA) provides permanent, ongoing funding allocated over five-year planning periods under the Building Homes and Jobs Act (SB 2, 2017). SB 2 established a $75 recording fee on documented real estate property transfers and provides dedicated funding for local affordable housing-related projects and programs that assist in addressing unmet housing needs. The first cycle PLHA Guidelines detailed various eligible activities for funds aimed at increasing housing accessibility. Such activities include:

- Activity 1 - The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-,very low-, low-, or moderate-income households, including necessary operating subsidies.
- Activity 2 - The predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including accessory dwelling units (ADUs), that meets the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.
- Activity 3 - Matching portions of funds placed into local or regional housing trust funds.
- Activity 4 - Matching portions of funds available through the Low- and Moderate-income Housing Asset Fund pursuant to subdivision (d) of HSC Section 34176.
- Activity 5 - Capitalized reserves for services connected to the preservation and creation of new permanent supportive housing.
- Activity 6 - Assisting persons who are experiencing or at risk of homelessness, including, but not limited to, providing rapid rehousing, rental assistance, supportive/case management services that allow people to obtain and retain housing, operating and capital costs for navigation centers and emergency shelters, and the new construction, rehabilitation, and preservation of permanent and transitional housing.
- Activity 7 - Accessibility modifications in lower-income owner-occupied housing.
- Activity 8 - Efforts to acquire and rehabilitate foreclosed or vacant homes and apartments.
- Activity 9 - Homeownership opportunities, including, but not limited to, down payment assistance.

- Activity 10 - Fiscal incentives made by a county to a city within the county to incentivize approval of one or more affordable housing projects, or matching funds invested by a county in an affordable housing development project in a city within the county, provided that the city has made an equal or greater investment in the project. The county fiscal incentives shall be in the form of a grant or low-interest loan to an affordable housing project. Matching funds investments by both the county and the city also shall be a grant or low-interest deferred loan to the affordable housing project.

ANALYSIS:
The first five-year cycle of PLHA allocations (2019-2023) granted the City of Hawthorne $3,541,577. The City's original five-year PLHA plan and status are summarized in the following table:

Table 1: Original PLHA Plan

Funding Allocation Year	Award Amount	Planned Activity	Funds Drawn Down?	Funds Expended?
Year 1 (2019)	$612,819	Activity 6	Yes	Yes
Year 2 (2020)	$952,511	Activity 6	Yes	Yes
Year 3 (2021)	$1,048,208	Activity 2	Yes	Yes
Year 4 (2022)	$525,365	Activity 2	No	No
Year 5 (2023)	$402,674	Activity 2	No	No

Year 4 and Year 5 allocations have historically been intended to support a housing development on the City-owned property immediately south of 14115 Cordary Avenue (APN 4051-030-902). Staff previously understood that multifamily rental housing was eligible under Activity 2. However, the State of California Department of Housing and Community Development (HCD), which administers PLHA, has clarified that Activity 2 is intended for projects consisting of four units or fewer and that the Cordary project is eligible under Activity 1. Accordingly, HCD is allowing the City to amend Years 4 and 5 of the PLHA Plan to reallocate the funds from Activity 2 to Activity 1. The City will continue to use Years 4 and 5 PLHA funds for the Cordary project as previously planned, after accounting for the allowable 5% administrative allowance.
The City's PLHA plan amendment will reflect the following:

Table 2: PLHA Plan Amendment

Funding Allocation Year	Award Amount	Planned Activity
Year 1 (2019)	$612,819	Activity 6
Year 2 (2020)	$952,511	Activity 6
Year 3 (2021)	$1,048,208	Activity 2
Year 4 (2022)	$525,365	**Activity 1**
Year 5 (2023)	$402,674	**Activity 1**

The attached Exhibit, Section 302(c)(4) PLHA Plan, further details the PLHA plan amendment as formatted by HCD. After the plan amendment is authorized by Council, staff will initiate the fund drawdown from HCD for the Cordary project.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Not applicable.

FISCAL IMPACT:
Authorizing this amendment will ensure the City can draw down and use PLHA funds as intended. This includes an administrative budget of approximately $46,402.

NOTICING PROCEDURE:

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

ATTACHMENTS

Reso No. 8638
302(c)(4) Plan

RESOLUTION NO. 8638

City of Hawthorne

AUTHORIZING RESOLUTION OF City of Hawthorne

AUTHORIZING THE APPLICATION AND AMENDING THE PLHA PLAN FOR THE PERMANENT LOCAL HOUSING ALLOCATION PROGRAM

A necessary quorum and majority of the council members of the City of Hawthorne. City of Hawthorne hereby consents to, adopts, and ratifies the following resolution:

A. WHEREAS, the Department is authorized to provide up to $296 million under the SB 2 Permanent Local Housing Allocation Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)).

B. WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") issued a Notice of Funding Availability ("NOFA") dated 10/15/2024 under the Permanent Local Housing Allocation (PLHA) Program;

C. WHEREAS, City of Hawthorne is an eligible Local government who has applied for program funds to administer one or more eligible activities, or a Local or Regional Housing Trust Fund to whom an eligible Local government delegated its PLHA formula allocation.

D. WHEREAS, the Department may approve funding allocations for PLHA Program, subject to the terms and conditions of the Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and PLHA grant recipients;

NOW THEREFORE BE IT RESOLVED THAT:

1. If Applicant receives a grant of PLHA funds from the Department pursuant to the above referenced PLHA NOFA, it represents and certifies that it will use all such funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts Applicant may have with the Department.

2. Applicant is hereby authorized and directed to receive a PLHA grant, in an amount not to exceed the five-year estimate of the PLHA formula allocations, as stated in Appendix B of the current NOFA $3,676,914.00 in accordance with all applicable rules and laws.

3. Applicant hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, other rules, and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the Applicant and the Department.

4. **Pursuant to Sections 302(c)(4) and 302(c)(5) of the Guidelines, Applicant's PLHA Plan Amendment for the 2020-2023 Allocations is attached to this resolution, and Applicant hereby adopts this PLHA Plan Amendment and certifies compliance with all public notice, public comment, and public hearing requirements in accordance with the Guidelines.**

5. **If applicable**: Applicant certifies that it was delegated by N/A to submit an application on its behalf and administer the PLHA grant award for the formula allocation of PLHA funds, pursuant to Guidelines Section 300(c) and 300(d), and the legally binding agreement between the recipient of the PLHA funds and the Applicant is submitted with the PLHA application.

6. **If applicable:** Applicant certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator, but does not mean an administering Local government to whom a Local government may delegate its PLHA allocation.

7. **If applicable:** Applicant certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.

8. **If applicable:** Pursuant to Applicant's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.

9. **If applicable:** Applicant certifies that, if funds are used for the acquisition, construction or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(6)(A), (B) and (C).

10. **If applicable:** Applicant certifies that, if funds are used for the development of an Affordable Rental Housing Development, the Local government shall make PLHA assistance in the form of a low-interest, deferred loan to the Sponsor of the Project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict occupancy and rents in accordance with a Local government-approved underwriting of the Project for a term of at least 55 years.

11. Applicant shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines and any other applicable SB 2 Guidelines published by the Department.

12. The City Manager is/are authorized to execute the PLHA Program Application, the PLHA Standard Agreement and any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to Applicant, as the Department may deem appropriate.

PASSED AND ADOPTED at a regular meeting of the City of Hawthorne this 27th day of, October 2026, by the following vote:

AYES: _____ ABSTENTIONS: _____ NOES: _____ ABSENT: _____

Signature of Approving Officer: _____

_____

INSTRUCTION: The attesting officer cannot be the person identified in the resolution as the authorized signor.

CERTIFICATE OF THE ATTESTING OFFICER

The undersigned, Officer of _____ does hereby attest and certify that the _____ Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of the _____ which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed, or rescinded since its date of adoption and is in full force and effect as of the date hereof.

ATTEST:_____
Signature of Attesting Officer

_____
Print Name and Title of Attesting Officer

§302(c)(4) Plan

Revised: 04/29/2026

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

The City of Hawthorne is prepared to utilize its Year 4 (2022) and Year 5 (2023) allocations to help fund the Cordary housing project. The Cordary project will be located at a City-owned property which does not yet have an assigned address and is located immediately south of 14115 Cordary Avenue (APN 4051-030-902). It will include 93 newly constructed, renter-occupied units serving households earning up to 70% of the Area Median Income.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The Cordary project has a unit mix that includes 29 units at 30% AMI, 17 units at 50% AMI, and 28 units at 60% AMI. Of the project's 93 units, 80% of the units are at 60% AMI or below.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The Cordary project is consistent with programs set forth in the City of Hawthorne's Housing Element, including Program 3 (Public Property Conversion to Housing) and Program 5 (Facilitate Affordable and Special Needs Housing Construction). By creating 93 new deed-restricted affordable rental units, the project will expand the City's supply of housing for lower-income households and help further its affordable housing production objectives.

Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-,very low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The Year 4 (2022) and Year 5 (2023) will be used for new construction of the Cordary Housing Project, a 93-unit rental project affordable to households earning up to 70% AMI. The project unit mix includes 29 units at 30% AMI, 17 units at 50% AMI, 28 units at 60% AMI, 18 units at 70% AMI, and one (1) manager's unit.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2022-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2022	2022	2022	2022	2023	2023	2023	2023									
Type of Eligible Activity	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing									
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	30%	18%	29%	18%	30%	18%	29%	18%									
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	50%	60%	70%	30%	50%	60%	70%									**TOTAL**
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level. **Note: complete for years 2022 and 2023 only**	445	445	204	204	445	445	204	204									2596
§302(c)(4)(E)(ii) Projected Number of Households Served	16	10	16	10	13	7	12	8									92
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity **(55 years required for rental housing projects)**	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The City has entered into a DDLA with a developer to develop the Cordary project on a City-owned site. The next major steps/actions include the developer meeting its remaining capital needs, including LIHTC, and then beginning construction at the site.

File Name:	Application and Adopting the PLHA Plan (2022-2023 Allocations) Resolution	***§302(c)(4)(D)*** *Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.*	Uploaded to HCD?	

Total Percentage of Funds Allocated Calculator (2022 - 2023)

2022 Allocation - Year 4	
Admin Requested	5%
Funds Allocated	95%
Total Percentage of Funds Allocated (2022)	100%

2023 Allocation - Year 5	
Admin Requested	5%
Funds Allocated	95%
Total Percentage of Funds Allocated (2023)	100%

Please note: In order for Allocated Calculator to calculate correctly, "Admin Requested" must be answered "Yes" or "No" in the PLHA Application tab.

End of Document

AGENDA ITEM NO. 6.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Bid Opening for Hawthorne Municipal pool Renovation Project (Project #26-02).

RECOMMENDED MOTION:
Staff recommends opening bids for Hawthorne Municipal Pool Renovation Project (Project #26-02).

DISCUSSION:
NA

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
NA

FISCAL IMPACT:
NA

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

AGENDA ITEM NO. 7.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Housing

City Manager: Department Head:

SUBJECT:
Public Hearing on the Draft Substantial Amendments to the 2026-2027 Action Plan for the Community Development Block Grant (CDBG) Program and Section 108 Loan Guarantee Application.

RECOMMENDED MOTION:
The staff advises that the City Council:

1. Open and conduct a public hearing to receive comments on the draft Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application;
2. Close the public hearing;
3. Approve the Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application, reallocating a total of $825,000 to the City's Senior Center Improvements project, consisting of $325,000 in CDBG funds and $500,000 in Section 108 Loan proceeds;
4. Authorize the City Manager, or designee, to finalize, execute, and submit the Substantial Amendments and any associated certifications or documentation to the U.S. Department of Housing and Urban Development (HUD) for review and approval, as applicable;
5. Authorize the City Manager, or designee, to execute and amend agreements and other documents necessary to implement the approved amendments, subject to applicable HUD requirements.

DISCUSSION:
The City of Hawthorne (City) receives annual allocations of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to support eligible housing, community development, and public improvement activities. The City's 2026-2027 Action Plan identifies that activities and funding allocations established to address these community needs.

The City also utilizes HUD's Section 108 Loan Guarantee Program, which provides financing for eligible community development and capital improvement projects.

Proposed Funding Amendments
The City proposes Substantial Amendments to its 2026-2027 Action Plan and HUD-approved Section 108 Loan Guarantee Application to reallocate additional funding to the Senior Center Improvements project. The proposed amendments would redirect a total of $825,000 from previously approved activities to the Senior Center, increasing the project's total budget from $3,449,000 to $4,274,000.

The proposed amendments consist of the following reallocations:

- CDBG Funds: ($325,000): Reallocate $325,000 from the Section 108 Loan Repayment activities to the Senior Center Improvement project, reducing the Loan Repayment activity budget from

$555,000 to $230,000. This adjustment reflects the revised repayment requirements resulting from the delayed award of the City's Section 108 loan.

- Section 108 Loan Proceeds ($500,000): Reallocate $500,000 previously designated for the Jim Thorpe Park project to the Senior Center Improvements project, eliminating the Jim Thorpe Park project allocation.

The following table summarizes the proposed funding changes:

Activity	Source	Original	Change	Revised
Section 108 Loan Repayment	CDBG	$555,000.00	- $325,000.00	$230,000.00
Senior Center Project	CDBG	$0.00	+ $325,000.00	$325,000.00
	S108	$3,449,000.00	+ $500,000.00	$3,949,000.00
Jim Thorpe Park Project	S108	$500,000.00	- $500,000.00	$0.00
Senior Center Total	**CDBG & S108**	**$3,449,000.00**	**+ $825,000.00**	**$4,274,000.00**

Since the proposed changes involve reallocating funds among previously approved activities, the City is processing the revisions as substantial amendments in accordance with its Citizen Participation Plan (CPP) and applicable HUD requirements. Upon approval by the City Council, the amendments will be finalized and submitted to HUD.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

None.

FISCAL IMPACT:

The proposed Amendments would reallocate $825,000 in existing federal funding, consisting of $325,000 in CDBG funds and $500,000 in Section 108 Loan proceeds, to the Senior Center Improvements project. The Amendments would increase the Senior Center Improvements project budget from $3,449,000 to $4,274,000 without requiring additional federal funding. The revised CDBG allocation for Section 108 loan repayment reflects the City's updated repayment requirements following the delayed award of the loan. The City remains responsible for meeting its existing Section 108 loan repayment obligations. No additional General Fund appropriation is requested as part of the proposed amendments.

NOTICING PROCEDURE:

In accordance with federal regulations and the City's Citizen Participation Plan, a Notice of Public Hearing and Review was published in the Hawthorne Press-Tribune on September 24, 2026. The draft Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application have been available for public review and comment at City Hall, the Hawthorne Public Library, and on the City's website from September 25, 2026, through and including October 27, 2026.

In addition, there is 72 hours of posted notice pursuant to the Ralph M. Brown Act.

ATTACHMENTS

Draft Substantial Amendment to 26-27 Action Plan

Draft Substantial Amendment

2026-2027 Annual Action Plan

For Public Review

September 25 – October 27, 2026

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Executive Summary

AP-05 Executive Summary

Introduction

On April 22, 2025, the City of Hawthorne adopted the 2025-2029 Consolidated Plan which established the framework for investing Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received from the U.S. Department of Housing and Urban Development (HUD). The 2026-2027 Action Plan represents the second of five annual plans and outlines the specific projects, activities, funding allocations, and performance goals for the program year spanning July 1, 2026 to June 30, 2027.

Each year, the City receives CDBG and HOME funds through a formula-based allocation from HUD. These funds are awarded to non-profit organizations, for-profit entities, and public agencies to support a variety of activities that align with the City's Consolidated Plan goals and address the high priority needs of low- and moderate-income residents.

Community Development Block Grant (CDBG)

The CDBG program, established under the Housing and Community Development Act of 1974, is a flexible federal funding source designed to address a wide range of housing and community development needs. HUD evaluates the City's Consolidated Plan and program performance based on three primary objectives: providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income households. To qualify for CDBG funding, each activity must meet one of the following national objectives:

- Benefit low- and moderate-income persons
- Prevent or eliminate slums and blight
- Address an urgent community development need (usually the result of a natural disaster or public health emergency)

HOME Investment Partnerships (HOME)

The HOME program, established under the Cranston-Gonzalez National Affordable Housing Act of 1990, is the largest federal program dedicated to affordable housing development. Designed to increase the supply of safe and affordable housing for low- and moderate-income households, the HOME program is often implemented in collaboration with non-profit housing developers, public agencies, and private entities. Eligible activities supported by HOME funds include new construction, acquisition, and rehabilitation of affordable housing, homebuyer assistance programs, and tenant-based rental assistance.

2026-2027 Program Year

For the 2026-2027 program year, the City will receive $1,167,217 in CDBG funds and $492,431.60 in HOME funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,712,392 in CDBG funds and $1,835,463.99 in HOME funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

2026-2027 CDBG Activities

Public Service Activities

Catholic Charities of Los Angeles: St. Margaret's Emergency Assistance		$21,000.00
Family Promise of the South Bay: Shelter and Supportive Services		$21,000.00
New Star Family Center: Domestic Violence Services		$21,000.00
South Bay Workforce Investment Board: Teen Center		$91,082.00
The Richstone Family Center: Behavioral Health Services		$21,000.00
	Sub-Total:	***$175,082.00***

Economic Development Activities

City of Hawthorne: Commercial Rehabilitation Program		$501,692.00
	Sub-Total:	***$501,692.00***

Capital Improvement Activities

City of Hawthorne: Alley Reconstruction		$247,175.00
City of Hawthorne: Section 108 Loan Repayment		$~~555,000~~230,000.00
City of Hawthorne: Senior Center Improvements		$325,000.00
	Sub-Total:	***$802,175.00***

Program Administration Activities

City of Hawthorne: CDBG Administration		$203,443.00
Fair Housing Foundation: Fair Housing Services		$30,000.00
	Sub-Total:	***$233,443.00***
	CDBG TOTAL:	**$1,712,392.00**

2026-2027 HOME Activities

Housing Activities

City of Hawthorne: Housing Rehabilitation Program		$1,000,000.00
City of Hawthorne: Affordable Housing Development		$638,516.99
	Sub-Total:	***$1,638,516.99***

Community Housing Development Organization (CHDO) Activities		
TBD: CHDO Set-Aside *(includes PY25-26 and 26-27)*		$147,704.00
	Sub-Total:	***$147,704.00***
Program Administration Activities		
City of Hawthorne: HOME Administration		$49,243.00
	Sub-Total:	***$49,243.00***
	HOME TOTAL:	**$1,835,463.99**

SECTION 108 LOAN GUARANTEE Activities

Capital Improvement Activities		
City of Hawthorne: Senior Center Improvements		$3,949,000.00
City of Hawthorne: Ramona Park Improvements		$700,000.00
City of Hawthorne: Eucalyptus Park Improvements		$1,240,000.00
City of Hawthorne: Jim Thorpe Park Improvements (Cancelled)		$0.00
	Sub-Total:	***$5,889,000.00***
	S108 TOTAL:	**$5,889,000.00**

October 2026 Amendment

The proposed amendments would reallocate a total of $825,000 to the City's Senior Center Improvements project, consisting of $325,000 in Community Development Block Grant (CDBG) funds from the Section 108 Loan Repayment activity and $500,000 in Section 108 Loan proceeds from the Jim Thorpe Park project. The proposed reallocations would increase the Senior Center project budget from $3,449,000 to $4,274,000. The Action Plan was amended to revise the following CDBG activities:

Activity	Source	Original	Change	Revised
Section 108 Loan Repayment	CDBG	$555,000.00	- $325,000.00	$230,000.00
Senior Center Project	CDBG	$0.00	+ $325,000.00	$325,000.00
	S108	$3,449,000.00	+ $500,000.00	$3,949,000.00
Jim Thorpe Park Project	S108	$500,000.00	- $500,000.00	$0.00

Summary of the objectives and outcomes identified in the Plan needs assessment Overview

The 2025-2029 Consolidated Plan is grounded in a comprehensive, data-driven needs assessment and market analysis, combined with insights gathered from residents, community organizations, and other local stakeholders. This approach ensures that CDBG and HOME funds are directed toward high priority needs that align with the City's goals.

Based on this, the City has identified seven high priority needs, which will be addressed through seven goals over the five-year period. These goals establish a clear framework for the allocation of CDBG and HOME funds which ensures that federal investments produce measurable and sustainable outcomes. Each goal is tied to specific outcome indicators which allow the City to track progress, assess performance, and evaluate the impact of HUD-funded activities. The following table summarizes the goals, priority needs, and expected five-year outcomes.

Table 1 - Strategic Plan Summary

Goal Name	Need(s) Addressed	Goal Outcome Indicator
Public Services	Expand public services for LMI residents	Public service activities other than Low/Mod Income Housing Benefit: 1,525 Persons Assisted
Public Facilities & Infrastructure Improvements	Improve public facilities and infrastructure Address material barriers to accessibility	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: ~~125,000~~91,680 Persons Assisted Other: 5
Affordable Housing Preservation	Preserve the supply of affordable housing	Homeowner housing rehabilitated: 50 Households / Housing Units
Affordable Housing Development	Increase the supply of affordable housing	Homeowner housing added: 2 Households / Housing Units Rental housing rehabilitated: 2 Households / Housing Units
Fair Housing Services	Ensure equal access to housing opportunities	Public service activities other than Low/Mod Income Housing Benefit: 1,250 Persons Assisted
Economic Development Opportunities	Promote economic opportunities	Façade Treatment/Business Building Rehabilitated: 4 businesses assisted

Planning & Administration	All	Other: 5

Evaluation of past performance

Over the 2020-2024 program years, the City successfully utilized CDBG and HOME funds to implement impactful housing and community development programs. All projects and activities included in the 2025-2026 Action Plan are underway and the final accomplishments will be reported as part of the City's Consolidated Annual Performance and Evaluation Report (CAPER). From 2020-2024, the investment of HUD funds, in combination with state and local resources, enabled the City and its partners to achieve the following:

- **Public Services:** Various non-profit organizations provided a range of services which assisted 1,585 Hawthorne residents.
- **Public Facilities & Infrastructure Improvements:** The City completed its alley reconstruction project which benefited 14,960 residents by providing them access to suitable alleyways that are used to access their properties and critical services such as the DMV.
- **Affordable Housing Preservation:** The City of Hawthorne's Housing Rehabilitation Program completed 20 projects to address deficient housing conditions and preserve the existing housing stock that is affordable to low- and moderate-income homeowners. In addition, the City renovated 23 rental units that are affordable to and occupied by low-income tenants.
- **Fair Housing:** The Fair Housing Foundation provided 1,029 residents with fair housing and landlord-tenant mediation services.

These efforts resulted in meaningful impacts for Hawthorne residents, particularly low- and moderate-income households. The successes and lessons learned from these programs serve as the foundation for the strategies outlined in the 2025-2029 Consolidated Plan.

Summary of citizen participation process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), businesses, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community, and economic development needs and priorities for the City of Hawthorne over the next five years.

In accordance with the City's Citizen Participation Plan (CPP), residents and stakeholders were able to participate in the development of the 2025-2029 Consolidated Plan through surveys, community meetings, and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data, and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

Summary of public comments

As required by HUD regulations, all public comments received during the development of the 2026-2027 Action Plan are summarized in section PR-15 and Appendix A of this Plan.

Summary of comments or views not accepted and the reasons for not accepting them

The City considered and incorporated all feedback received throughout the planning process. No public comments were disregarded.

Summary

2025-2029 Consolidated Plan establishes a clear framework for the strategic use of CDBG and HOME funds to address high-priority community needs. All applications for funding through the City’s Notice of Funding Availability (NOFA) process must align with at least one of the seven Strategic Plan goals and their corresponding measurable objectives.

The 2026-2027 Action Plan advances the Strategic Plan Goals by allocating a total of $1,712,392 in CDBG and $1,835,463.99 in HOME toward eligible activities designed to provide suitable affordable housing and improve the quality of life of its low- and moderate-income residents.

The Process

PR-05 Lead & Responsible Agencies

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	City of Hawthorne	Department of Housing
HOME Administrator	City of Hawthorne	Department of Housing

Narrative

The City of Hawthorne Department of Housing serves as the lead agency responsible for the administration and oversight of the CDBG and HOME programs.

The Department of Housing ensures that CDBG and HOME investments align with community priorities, comply with HUD regulations, and are effectively managed to maximize impact. This includes planning, implementation, financial oversight, performance monitoring, and reporting. The department works closely with non-profit organizations, for-profit entities, and public agencies to administer funds in accordance with the City's Consolidated Plan and Annual Action Plans.

To ensure strong governance and transparency, the City actively monitors funded activities, provides technical assistance to subrecipients, and conducts community engagement efforts to inform future funding priorities. This ongoing oversight ensures that CDBG and HOME funds are used to achieve measurable improvements in housing, infrastructure, and public services throughout Hawthorne.

Consolidated Plan Public Contact Information

City of Hawthorne
Department of Housing
Kimberly Mack, Director of Housing
4455 W. 126th Street
Hawthorne, CA 90250
(310) 349-1603

AP-10 Consultation

Introduction

The City of Hawthorne conducted a comprehensive consultation process to ensure that the 2025-2029 Consolidated Plan reflects the needs and priorities of residents, service providers, and community stakeholders. In compliance with 24 CFR Part 91, the City engaged a wide range of public and private agencies, regional planning entities, and service providers that support low- and moderate-income residents, special needs populations, and individuals experiencing homelessness. The goal of this process was to enhance coordination among local government agencies, non-profits, housing developers, businesses, and service organizations to create a cohesive strategy for improving housing affordability, public services, public facilities, and infrastructure. To facilitate the consultation process, the City solicited feedback through the following methods:

- Community Survey (web-based and paper)
- Community meetings
- Stakeholder consultations
- Public hearings
- Receipt of written and oral comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups, and organizations concerning the housing, community, and economic development needs of the community.

Each of the agencies, groups, or organizations invited to consult and participate in the planning process is represented in Table 3. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of the Consolidated Plan, the City consulted with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys, invitations to community meetings, and follow-up interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will reinforce these partnerships through the implementation of the Notice of Funding Availability (NOFA) process for CDBG and HOME funds each year and through technical assistance provided to subrecipients.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Los Angeles County Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Hawthorne, also provide resources for services that assist the homeless and those at risk of becoming homeless. The non-profit and faith-based community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The non-profit and faith-based community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The CoC guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City regularly consults with the CoC to identify needs in the jurisdiction and its objectives to address the needs of different homeless populations, including chronically homeless families and individuals, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. The City continues to coordinate with the CoC to clarify existing needs and objectives and identify opportunities for collaboration during the five-year planning process.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Although not a direct Emergency Solutions Grant (ESG) entitlement community, the City consulted with a number of housing, social services, governmental, and other entities involved in housing and community development in the City. Through these consultations, the City identified the holistic needs of the community, including those for extremely low-

income households and homeless persons and how the City can continue to effectively coordinate with regional homeless service providers to best meet the needs of these populations. The CoC was consulted to discuss performance standards, outcome evaluation methodologies, and policies and procedures for the use of HMIS.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	**Los Angeles Homeless Services Authority (LAHSA)**
	Agency/Group/Organization Type	Continuum of Care; Services – Homeless; Regional Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
2	**Agency/Group/Organization**	**Los Angeles County Department of Child Protective Services**
	Agency/Group/Organization Type	Child Welfare Agency; Services – Children; Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
3	**Agency/Group/Organization**	**Los Angeles County Development Authority (LACDA)**
	Agency/Group/Organization Type	PHA; Public Land Agency; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
4	**Agency/Group/Organization**	**Children's Dental Health Clinic**
	Agency/Group/Organization Type	Services – Children; Services – Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
5	**Agency/Group/Organization**	**The Children's Clinic**
	Agency/Group/Organization Type	Services – Children; Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
6	**Agency/Group/Organization**	**Hawthorne Veteran Affairs Commission**
	Agency/Group/Organization Type	Services – Homeless Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Strategy- Veterans; Non-Homeless Special Needs; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

7	**Agency/Group/Organization**	**Steelworkers Oldtimers Foundation**
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
8	**Agency/Group/Organization**	**Harbor Regional Center**
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
9	**Agency/Group/Organization**	**Watts Health Center**
	Agency/Group/Organization Type	Services – Persons with HIV/AIDS; Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
10	**Agency/Group/Organization**	**County Public Health Department**
	Agency/Group/Organization Type	Health Agency; Publicly Funded Institution; Services – Health; Lead-Based Paint
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
11	**Agency/Group/Organization**	**Volunteers of America**
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
12	**Agency/Group/Organization**	**South Bay Workforce Investment Board**
	Agency/Group/Organization Type	Services – Employment; Regional Organization; Planning Organization; Services – Children
	What section of the Plan was addressed by Consultation?	Economic Development; Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
13	**Agency/Group/Organization**	**C-H #4 Residential Facility**
	Agency/Group/Organization Type	Services – Elderly Persons; Services – Persons with Disability; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development; Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
14	**Agency/Group/Organization**	**Champions of Caring**
	Agency/Group/Organization Type	Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
15	**Agency/Group/Organization**	**El Nido Family Centers**
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
16	**Agency/Group/Organization**	**Advantage**
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
17	**Agency/Group/Organization**	**Ashley's Place Adult Residential II**
	Agency/Group/Organization Type	Services – Elderly Persons; Assisted Housing

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
18	**Agency/Group/Organization**	**EPI Center**
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
19	**Agency/Group/Organization**	**Piety and Emenogu-Work Skill Center**
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
20	**Agency/Group/Organization**	**Rosecrans Villa Residential Care**
	Agency/Group/Organization Type	Services – Elderly Persons; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
21	**Agency/Group/Organization**	**Moneta Gardens Improvements**
	Agency/Group/Organization Type	Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
22	**Agency/Group/Organization**	**Woodyear Home**
	Agency/Group/Organization Type	Services – Elderly Persons; Services – Persons with Disability
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
23	**Agency/Group/Organization**	**Los Angeles County Fire Department**
	Agency/Group/Organization Type	County Government; Emergency Management Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development; Hazard Mitigation Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

24	**Agency/Group/Organization**	**New Star Family Center**
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Strategy; Non-Homeless Special Needs; Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
25	**Agency/Group/Organization**	**Family Promise of the South Bay**
	Agency/Group/Organization Type	Services – Housing; Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
26	**Agency/Group/Organization**	**Catholic Charities of Los Angeles**
	Agency/Group/Organization Type	Services – Housing; Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Strategy-Unaccompanied Youth; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
27	**Agency/Group/Organization**	**The Richstone Family Center**
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence; Services - Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
28	**Agency/Group/Organization**	**WeeCare**
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
29	**Agency/Group/Organization**	**Fair Housing Foundation**
	Agency/Group/Organization Type	Services – Fair Housing; Civic Leader
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis; Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
30	**Agency/Group/Organization**	**Federal Emergency Management Agency (FEMA)**
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Emergency Management
	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

31	**Agency/Group/Organization**	**FCC**
	Agency/Group/Organization Type	Agency – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
32	**Agency/Group/Organization**	**Hawthorne School District**
	Agency/Group/Organization Type	Publicly Funded Institution; Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
33	**Agency/Group/Organization**	**Habitat for Humanity**
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
34	**Agency/Group/Organization**	**Home Ownership for Personal Empowerment, Inc.**
	Agency/Group/Organization Type	Assisted Housing; Services – Housing; Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
35	**Agency/Group/Organization**	**County of Los Angeles Commission on HIV**
	Agency/Group/Organization Type	Health Agency; Local Government; Services – Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
36	**Agency/Group/Organization**	**Los Angeles County Regional Broadband Consortium**
	Agency/Group/Organization Type	Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
37	**Agency/Group/Organization**	**CA Department of Housing and Urban Development**
	Agency/Group/Organization Type	State Government; Planning Organization; Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
38	**Agency/Group/Organization**	**Hawthorne Office of Emergency Management**
	Agency/Group/Organization Type	Emergency Management; Floodplain Management; Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
39	**Agency/Group/Organization**	**Hawthorne Chamber of Commerce**
	Agency/Group/Organization Type	Business Leader
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

Table 3 - Agencies, groups, and organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the City's CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend community meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Department of Housing at (310) 349-1603.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 4 - Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	Consultation with the CoC indicates that the City's Consolidated Plan goals are consistent with the CoC's strategies.
City of Hawthorne 2021-2029 Housing Element	City of Hawthorne	The goals included in the Consolidated Plan are consistent with the Housing Element policies and objectives.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

To enhance coordination among the CoC, public, and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan.

The Housing Department works with subrecipients of CDBG and HOME funds to ensure a coordinated effort among service agencies in the region to address the needs of Hawthorne residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipients, social service agencies, businesses, and housing developers to ensure that where there are job opportunities for low-income individuals in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

AP-12 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

The City of Hawthorne conducted a comprehensive citizen participation process to ensure that the 2025-2029 Consolidated Plan accurately reflects community needs and priorities. The public engagement process was designed in accordance with the City's Citizen Participation Plan (CPP) and HUD regulations (24 CFR 91.105), ensuring that residents, local organizations, and community stakeholders had meaningful opportunities to participate in shaping the City's housing and community development strategies.

The Department of Housing led outreach efforts, emphasizing broad public engagement, particularly among low- and moderate-income residents, individuals with disabilities, racial and ethnic minorities, non-English-speaking populations, and public housing residents. The City also actively consulted with local and regional institutions, businesses, developers, non-profit and faith-based organizations, the Continuum of Care (CoC), and philanthropic entities to ensure a coordinated and holistic approach to addressing housing and community development needs.

To identify and prioritize community needs, the City developed and distributed a survey to gather input on housing, community, and economic development needs. The survey was available in English and Spanish, accessible online and in paper format, and posted at various public facilities to maximize accessibility.

The City hosted three community meetings on September 26, 2024, September 27, 2024, and November 19, 2024 where residents and stakeholders participated in interactive discussions and provided feedback on local housing and community development needs.

In compliance with 24 CFR 91.105(e)(1)(ii), the City conducted two public hearings at different stages of the planning process. The first public hearing was convened on September 23, 2025 and focused on reviewing program performance. A draft of the 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review from September 8, 2025 to September 23, 2025, but no public comments were received.

Subsequently, the City made the draft 2026-2027 Action Plan available for public review and comment from March 27, 2026, to April 28, 2026. Residents were invited to review the draft documents and to attend the Public Hearing on April 28, 2026, or submit written comments

concerning the housing and community development needs, proposed projects and activities, as well as proposed strategies and actions for affirmatively furthering fair housing.

Citizen Participation

Table 5 - Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	The Community Survey was available online and in paper format at various City facilities from September 16, 2024, to January 15, 2025. The City advised residents and stakeholders of the availability of the survey via email, posting on social media channels, and announcements at City Council meetings.	The purpose of the survey was to allow all residents and stakeholders the opportunity to provide their assessment of the level of need in Hawthorne for a variety of housing, community and economic development activities. In total, 43 residents and 29 stakeholders completed the survey.	All survey responses were accepted and incorporated into the survey results.	N/A
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	Community Meeting on September 26, 2024, at 6:00 pm via Microsoft Teams.	Stakeholders and residents in attendance participated in interactive discussions on priority housing and community development needs.	All comments were accepted.	N/A
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad	Community Meeting on September 27, 2024, at 10:00 am at City Hall.	Stakeholders and residents in attendance participated in interactive discussions on priority housing and community development	All comments were accepted.	N/A

		community		needs.		
4	Newspaper Ad	Non-targeted/broad community	Notice of the 15-day public review and comment period for the draft 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER). The Public Notice was published on September 4, 2025, and invited interested parties to review the draft document. Residents and stakeholders were also invited to a public hearing to provide oral comments.	No comments were received.	No comments were received.	N/A
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on September 23, 2025, to receive comments on the draft 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) prior to adoption and submission to HUD.	No comments were received.	No comments were received.	N/A
6	Newspaper Ad	Non-targeted/broad community	Notice of the 30-day public review and comment period for the draft 2026-2027 Action Plan. The Public Notice was published on March 26, 2026,	No comments were received.	No comments were received.	N/A

			and invited interested parties to review the draft document. Residents and stakeholders were also invited to a public hearing to provide oral comments.			
7	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on April 28, 2026, to receive comments on the draft 2026-2027 Action Plan prior to adoption and submission to HUD.	No comments were received.	No comments were received.	N/A
8	Newspaper Ad	Non-targeted/broad community	Notice of the 30-day public review and comment period for the draft Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application. The Public Notice was published on September 24, 2026, and invited interested parties to review the draft document. Residents and stakeholders were also invited to a public hearing to provide	No comments were received.	No comments were received.	N/A

			oral comments.			
9	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on October 27, 2026, to receive comments on the draft Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application prior to adoption and submission to HUD.	No comments were received.	No comments were received.	N/A

Action Plan

AP-15 Expected Resources

Introduction

The projects and activities included in the 2026-2027 Action Plan are based on resources that are reasonably anticipated to be available to the City from July 1, 2026, through June 30, 2027. The actual resources available to support activities during the implementation of the remainder of the 2025-2029 Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on several factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the grant programs, the addition or removal of entitlements receiving a particular grant, and the availability of reallocated funds.

For the 2026-2027 program year, the City will receive $1,167,217 in CDBG funds and $492,431.60 in HOME funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,712,392 in CDBG funds and $1,835,463.99 in HOME funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

Anticipated Resources

Table 6 - Expected Resources – Priority Table

Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan: $	Narrative Description
		Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Admin and Planning Economic Development Housing Public Improvements Public Services	$1,167,217.00	$0.00	$545,175.00	$1,712,392.00	$3,501,651.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	Acquisition Homeowner Rehab **New Construction for Ownership**	$492,431.60	$32,194.75	$1,310,837.64	$1,835,463.99	$1,477,294.80	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
Section 108	Public Improvements	$5,889,000.00	$0.00	$0.00	$5,889,000.00	$0.00	The expected amount available for the remainder of the Consolidated Plan assumes one-time use and availability.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As a jurisdiction with substantial housing and community development needs, Hawthorne needs to leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs Supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- YouthBuild
- Federal Low-Income Housing Tax Credit (LIHTC) Program
- HUD Community Project Funding (CPF) Program
- HUD Section 108 Loan Guarantee

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Project Roomkey

Local Resources

- Los Angeles County Development Agency (LACDA)
- Los Angeles Homeless Services Authority (LAHSA)
- Southern California Home Financing Authority (SCHFA)
- General fund

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)

- Community Reinvestment Act Programs
- United Way
- Private Contributions

HOME Match Requirements

Under federal HOME regulations, the City of Hawthorne must contribute a 25 percent local match to HOME-funded projects. However, HUD allows match reductions for local jurisdictions that meet one of the distress criteria.

Since Fiscal Year 2023, Hawthorne was identified as fiscally distressed and received a 50 percent reduction in match requirements, thereby lowering the required match to 12.5 percent of HOME funds expended. While match reductions are recalculated annually, the City anticipates this match reduction status will continue through the Consolidated Plan period. The City will meet its HOME match requirement with other non-federal resources.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

As of the preparation of this Consolidated Plan, there is currently no publicly owned land or property that may be used to address the needs identified in this plan. Since Hawthorne is predominantly built out, there is nominal vacant land remaining to accommodate new development. As such, the City will explore opportunities to acquire nonvacant sites with CDBG, HOME, and other funding sources that are suitable for redevelopment that can be appropriately scaled to meet the needs identified.

Discussion

During the 2026-2027 Program Year, the City anticipates that these funds will be leveraged with other public and private funding. Along with leveraged dollars, the City expects to invest approximately $1,712,392 of CDBG and $1,835,463.99 of HOME funds during the program year on public services, housing preservation and development, as well as public facility and infrastructure improvement activities that promote suitable living environments and decent housing.

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 7 – Goals Summary

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2026	2027	Non-Housing Community Development	Citywide	Expand public services for LMI residents	CDBG: $175,082.00	Public service activities other than Low/Mod Income Housing Benefit: 376 Persons Assisted
2	Public Facilities & Infrastructure Improvements	2026	2027	Non-Housing Community Development	Citywide	Improve public facilities and infrastructure Address material barriers to accessibility	CDBG: $802,175.00	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: 9,930 Persons Assisted
								Repayment of Section 108 Loan Guarantee: 1
							S108: $5,889,000.00	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: 47,365 Persons Assisted
3	Affordable Housing Preservation	2026	2027	Affordable Housing	Citywide	Preserve the supply of affordable housing	HOME: $1,000,000.00	Homeowner housing rehabilitated: 10 Households / Housing Units
4	Affordable Housing Development	2026	2027	Affordable Housing	Citywide	Increase the supply of affordable housing	HOME: $786,220.99	Rental units rehabilitated: 1 Household / Housing Units
5	Economic Development Opportunities	2026	2027	Non-Housing Community Development	S/B Target Areas	Promote economic opportunities	CDBG: $501,692.00	Façade Treatment/Business Building Rehabilitated: 2 businesses assisted
6	Fair Housing Services	2026	2027	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: $30,000.00	Public service activities other than Low/Mod Income Housing

								Benefit: 240 Persons Assisted
7	Program Administration	2026	2027	All	Citywide	All	CDBG: $203,443.00	Other: 1
							HOME: $49,243.00	Other: 1

Goal Descriptions

1	**Goal Name**	**Public Services**
	Goal Description	Provide low- and moderate- income residents with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
2	**Goal Name**	**Public Facilities and Infrastructure Improvements**
	Goal Description	Improve public facilities and infrastructure to benefit residents of predominantly low- and moderate-income areas or those presumed under HUD regulations to be low- and moderate-income such as elderly and disabled adults. Where it is possible, improvements will remove material and architectural barriers to accessibility. This also includes repayment of Section 108 Loan.
3	**Goal Name**	**Affordable Housing Preservation**
	Goal Description	Preserve the quality of existing owner-occupied housing units through rehabilitation including lead-based paint education, inspection, testing and abatement. Where appropriate, energy efficiency improvements and conservation measures will be implemented to increase sustainability and reduce monthly household utility costs to promote long-term affordability.
4	**Goal Name**	**Affordable Housing Development**
	Goal Description	Increase the supply of affordable housing and promote homeownership opportunities for low-income individuals, families, residents with special needs, and persons experiencing homelessness.
5	**Goal Name**	**Economic Development**
	Goal Description	Improve and revitalize commercial corridors through rehabilitation and façade improvements to existing businesses, particularly in designated slum and blight areas.
6	**Goal Name**	**Fair Housing Services**
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
7	**Goal Name**	**Planning and Administration**
	Goal Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations. Activities include overall program oversight, planning, performance evaluation, reporting, and coordination to ensure resources are aligned with community needs and priorities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

The City of Hawthorne anticipates providing affordable housing to low- and moderate-income households through the following activities:

- Homeowner Housing Rehabilitation Program - $1,000,000 in HOME funds (10 households / housing units)
- Affordable Housing Development - $786,220.99 in HOME funds (1 households / housing units)

AP-35 Projects

Introduction

To address the high priority needs identified in the Strategic Plan to the 2025-2029 Consolidated Plan, the City of Hawthorne will invest CDBG and HOME funds in projects that provide public services to low- and moderate-income residents, preserve and develop affordable housing, support economic development, and improve the City's public facilities and infrastructure. Together, these projects will address the housing, community and economic development needs of Hawthorne residents.

Projects

Table 8 – Project Information

	Project Name
1	Public Services
2	Public Facilities and Infrastructure Improvements
3	Affordable Housing Preservation
4	Affordable Housing Development
5	Economic Development
6	Fair Housing Services
7	Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG and HOME funds (excluding program administration) for program year 2026-2027 toward projects and activities that benefit low- and moderate-income people. Due to the nature of certain activities to be undertaken, investments in public service activities as well as public facilities and infrastructure improvements may be limited to the CDBG designated low- and moderate-income areas while other activities benefit low- and moderate-income clientele and are available citywide.

In addition, the City will allocate $501,692 of its CDBG funds to support a Commercial Rehabilitation Program (CRP). This program will provide façade and exterior improvements to commercial properties located in designated slum and blight areas, with the goal of

addressing deteriorating conditions, improving the appearance and functionality of commercial corridors, and supporting local economic activity that benefits the community.

The primary obstacles to meeting the underserved needs of low- and moderate-income residents include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income households, and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2026-2027 Action Plan in projects that develop and preserve affordable housing, provide public services to low- and moderate-income residents, and improve public facilities and infrastructure.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	**Public Services**
	Target Area	Citywide / CDBG Eligible Areas
	Goals Supported	Public Services
	Needs Addressed	Expand public services for low- and moderate-income residents
	Funding	CDBG: $175,082
	Description	Provide low- and moderate- income residents with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	376 persons assisted
	Location Description	Citywide / CDBG Eligible Areas
	Planned Activities	CCLA: St. Margaret's Emergency Assistance (190 Persons) – $21,000 FPOLA: Shelter and Supportive Services (30 Persons) – $21,000 NSFC: Domestic Violence Services (35 Persons) – $21,000 SBWIB: Teen Center (81 Persons) – $91,082 TRFC: Behavioral Health Services (40 Persons) – $21,000
2	**Project Name**	**Public Facilities and Infrastructure Improvements**
	Target Area	Citywide / CDBG Eligible Areas
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve public facilities and infrastructure & Address material barriers to accessibility
	Funding	CDBG: $802,175 Section 108 Loan: $5,889,000
	Description	Improve public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as elderly and disabled adults. Includes Section 108 Loan Repayment.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	9,930 persons assisted (phase II of alley project initiated in PY25-26) 47,365 persons assisted (section 108 loan improvement projects) 1 other (section 108 loan repayment)
	Location Description	Citywide / CDBG Eligible Areas
	Planned Activities	COH: Alley Reconstruction (9,930 Persons) – $247,175 COH: Section 108 Loan Repayment (1 Other) – $~~555~~230,000

		COH: Senior Center Improvements (6,335 persons) - $4,274,000 COH: Ramona Park Improvements (16,920 persons) – $700,000 COH: Eucalyptus Park Improvements (24,110 persons) – $1,240,000
3	**Project Name**	**Affordable Housing Preservation**
	Target Area	Citywide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: $1,000,000
	Description	Hawthorne has an existing Housing Rehabilitation Program geared towards the preservation of the quality of existing affordable housing stock occupied by low- and moderate-income homeowners.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	10 Homeowner Households / Housing Units Rehabilitated
	Location Description	Citywide
	Planned Activities	COH: Housing Rehabilitation Program (10 Households / Housing Units) – $1,000,000
4	**Project Name**	**Affordable Housing Development**
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Increase the supply of affordable housing
	Funding	HOME: $786,220.99
	Description	Increase the supply of affordable housing through acquisition, rehabilitation, and resale, or new construction of affordable owner-occupied or rental housing units to be made available to low-income individuals, families, residents with special needs, and persons experiencing homelessness.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	1 Rental Households / Housing Units Rehabilitated
	Location Description	Citywide
	Planned Activities	CHDO: TBD – $147,704 COH: Affordable Housing Development (1 Households / Housing Units) – $638,516.99
5	**Project Name**	**Economic Development**
	Target Area	Slum and Blight Target Area
	Goals Supported	Economic Development

	Needs Addressed	Promote economic opportunities
	Funding	CDBG: $501,692
	Description	Improve and revitalize commercial corridors through rehabilitation and façade improvements to existing businesses, particularly in areas serving low- and moderate-income residents or designated slum and blight areas. These investments will address deteriorating conditions, enhance the appearance and functionality of commercial properties, and support local economic activity by creating more attractive and viable spaces for businesses and customers.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	2 businesses assisted
	Location Description	Slum and Blight Target Area
	Planned Activities	COH: Commercial Rehabilitation Program (2 businesses) - $501,692
6	**Project Name**	**Fair Housing Services**
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access to housing opportunities
	Funding	CDBG: $30,000
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	240 persons assisted
	Location Description	Citywide
	Planned Activities	FHF: Fair Housing Services (240 Persons) – $30,000
7	**Project Name**	**Program Administration**
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: $203,443 HOME: $49,243
	Description	Overall administration of the CDBG and HOME program which includes preparation and submission of the Annual Action Plan and CAPER, IDIS data input, provision of technical assistance, monitoring of all projects, and fiscal management.

	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	COH: CDBG Administration – $203,443 COH: HOME Administration – $49,243

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be primarily directed to activities that serve low- and moderate-income residents citywide. During the 2026-2027 program year, one infrastructure improvement project and one public service activity rely on the established low- and moderate-income area benefit criteria. Those are the CDBG-eligible portions of the alley reconstruction project and Hawthorne Teen Center.

In addition, the City will invest CDBG funds through a Commercial Rehabilitation Program that will target businesses located within designated slum and blight areas. These investments will address deteriorating conditions along commercial corridors and support broader neighborhood revitalization efforts.

The low- and moderate-income census tract/block groups and slum and blight target areas are shown on the maps included in Appendix B of this Plan.

Geographic Distribution

Table 9 - Geographic Distribution

	Target Area	Percentage of CDBG Funds	Percentage of HOME Funds
1	Citywide	71%	100%
2	Slum & Blight	29%	0%

Rationale for the priorities for allocating investments geographically

For the 2026-2027 program year, the City will invest $1,712,392 in CDBG and $1,835,463.99 in HOME funds to benefit low- and moderate-income residents throughout the City. Of this amount, $501,692, or 29 percent, of all CDBG resources will be invested in a Commercial Rehabilitation Program targeted to businesses located within designated slum and blight areas. These investments are intended to address deteriorating commercial conditions, improve the appearance and functionality of commercial corridors, and support economic vitality in areas that serve surrounding residential neighborhoods.

Discussion

Hawthorne is allocating its CDBG and HOME funds for program year 2026-2027 to activities that support a combination of public services, infrastructure improvements, housing activities, and economic development initiatives that benefit low- and moderate-income

residents. These activities are either available to eligible residents citywide or targeted to designated areas.

AP-55 Affordable Housing

Introduction

Two high priority affordable housing needs are identified in the 2025-2029 Consolidated Plan and two Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City. During the 2026-2027 program year, the City will implement the following:

- CCLA: St. Margaret's Emergency Assistance – $21,000 in CDBG funds (190 persons)
- Homeowner Housing Rehabilitation Program – $1,000,000 in HOME funds (10 households / housing units)
- Affordable Housing Development – $786,220.99 in HOME funds (2 households / housing units)

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	202
Special Needs	0
Total	***202***

Table 11 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households to be Supported	
Rental Assistance	190
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	***202***

Discussion

During the 2026-2027 program year, the City will allocate $1,000,000 of HOME funds to provide financial assistance to low- and moderate-income homeowners to help preserve

their homes in need of critical home improvements. The City also plans to allocate $21,000 of CDBG funds to provide emergency assistance to income-eligible households.

AP-60 Public Housing

Introduction

The Hawthorne Housing Authority (HA) is responsible for the administration and oversight of the City's public and assisted housing programs. The HA plays a vital role in helping low-income families access safe and affordable housing through the Housing Choice Voucher (HCV) program.

Currently, the HA does not own or manage any HUD public housing developments. However, the City is within the service area of LACDA. LACDA currently manages a portfolio of nearly 3,000 public housing units and more than 21,000 vouchers. This structure highlights the collaborative nature of public and assisted housing. The HA and LACDA's primary goal is to provide safe, decent, and sanitary housing.

Actions planned during the next year to address the needs of public housing residents

During the 2026-2027 program year, HA intends to partner with a qualified Community Housing Development Organization (CHDO) to identify additional opportunities to address the needs of extremely low- and low-income households.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Hawthorne Housing Authority (HA) encourages residents involvement and actively seeks input from residents on the management and implementation of HA policies and procedures. Additionally, LACDA supports resident councils to participate in the decision making process via surveys and other forms of engagement.

LACDA currently administers the Family Self-Sufficiency (FSS) program for public housing residents and Housing Choice Voucher (HCV) program participants. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership. To support this effort, HHA and LACDA utilize marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable, HA is designated as a High Performing PHA.

Discussion

The City of Hathorne continues to support LACDA in effective administration of its limited affordable housing resources. The City also continues to work with the agency to include the residents with Housing Choice Vouchers in the federally funded programs administered by LACDA. Moving forward, prioritizing resident-focused improvements and securing additional resources will ensure that public housing continues to be a cornerstone of the City's affordable housing strategy.

AP-65 Homeless and Other Special Needs Activities

Introduction

Preventing and reducing homelessness is a top priority for HUD that is addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City continues to support the efforts of the CoC and its member organizations that address homelessness throughout the region. The City will use CDBG, HOME, and other resources to support service providers to prevent homelessness through rental assistance and expand the supply of affordable housing throughout the jurisdiction.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Hawthorne works closely with local nonprofits and regional service providers to ensure that homeless individuals have access to housing assistance, supportive services, and case management. The City will continue working with its partners to expand housing-first programs, increase emergency shelter capacity, and strengthen outreach initiatives to connect individuals with available support services.

During the 2026-2027 program year, the City will invest $84,000 of CDBG funds to the following activities that prevent and reduce homelessness:

- CCLA: St. Margaret's Emergency Assistance (190 persons assisted) – $21,000
- FPOLA: Shelter and Supportive Services (30 persons assisted) – $21,000
- NSFC: Domestic Violence Services (35 persons assisted) – $21,000
- TRFC: Behavioral Health Services (40 persons assisted) – $21,000

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, one of the most pressing challenges is the lack of emergency and transitional housing options. The existing shelter system does not have enough capacity to serve all individuals in need, particularly families with children and unaccompanied youth. Limited funding for public services also restricts the City's ability to expand supportive housing programs and case management services. To address these gaps, the City is seeking additional funding

sources, strengthening partnerships with the private sector, and exploring innovative housing solutions.

Additionally, to address the needs of homeless persons in the near-term, the City support Family Promise of Los Angeles which provides transitional shelter and case management services with the goal of helping 30 people to enter their own permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

To address the needs of homeless families, families with children, veterans and their families, the City will continue to support Family Promise of Los Angeles which provides transitional housing and case management services with the goal of helping families enter their own permanent housing. Furthermore, the City intends to continue its support of Catholic Charities of Los Angeles' emergency assistance program that helps families that are at-risk of homelessness achieve stability by connecting them to the appropriate housing and utility resources based on their needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To help low-income individuals and families avoid becoming homeless, the City will continue its partnership with Catholic Charities of Los Angeles to connect residents at risk of becoming homeless to existing short-term housing and utility assistance programs based on their eligibility and need. In addition, the City intends to support New Star Family Center and the Richstone Family Center which provide a range of services to survivors of domestic violence who are at-risk of homelessness.

The City coordinated with the CoC and other subrecipients receiving CDBG funds to ensure that its HUD-funded programs are targeted, to the greatest extent feasible, to address the discharge of persons from publicly funded institutions or systems of care so that these

individuals and families have access to public services and affordable housing opportunities necessary to prevent homelessness.

Discussion

The City will use CDBG, HOME, and other funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Hawthorne for extremely low- and low-income residents.

AP-75 Barriers to affordable housing

Introduction:

A barrier to affordable housing is a public policy or regulation that constrains the development and preservation of affordable housing such as tax policy, land use controls, zoning ordinances, building codes, growth limits, environmental protection, and fees. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered and resident feedback, the primary barriers to affordable housing in Hawthorne are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply, and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing. Based on the Needs Assessment and Market Analysis, there is a high need for housing units affordable for low- and moderate-income households. Approximately 67 percent of the City's low- and moderate-income households experience a cost burden, meaning that they pay more than 30 percent of their income for housing. Consistent with available data, responses to the Resident Survey indicate a high need for additional affordable housing in Hawthorne.

Beyond affordability, the 2021-2029 Housing Element's Assessment of Fair Housing identifies the following challenges that impact access to affordable housing in Hawthorne:

- **Land use and zoning laws:** Through its approach to accommodating the RHNA, which includes increasing density in the Mixed-Use district of the Downtown Hawthorne Specific Plan, introducing a Housing Overlay, and rezoning an area from M-1 Limited Industrial to R-3 High Density Residential, the City of Hawthorne will also address changes to zoning laws that will affirmatively further fair housing. The changes will allow for new mixed-use development at densities not previously permitted in the Specific Plan area (making affordable housing development more feasible) and allow for residential development where residential development was not previously permitted. These efforts will accommodate new growth at key locations near transportation corridors and activity centers where jobs and housing can be located close together.

- **Displacement of residents due to economic pressures:** Displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Los Angeles County, particularly in areas that have historically had concentrations of low-income Hispanic residents. While gentrification has not historically been a problem in Hawthorne, the areas perhaps most vulnerable to gentrification and displacement in the City are disadvantaged areas located near major transit assets and activity centers.
- **Lack of access to opportunity due to high housing costs:** Lack of access to opportunity due to high housing costs is a significant contributing factor to fair housing issues in Los Angeles County and in Hawthorne. The City has High Resource areas that are densely developed with single-family dwellings and properties with two detached dwellings, which often makes redevelopment of higher density housing in these areas economically infeasible since land would need to be assembled, existing housing demolished, and residents relocated. In addition, Hawthorne's non-White residents are particularly impacted by limited access to opportunity. The City plans to accommodate new residential development throughout the community, including in mixed-use areas where jobs, housing, and goods and services can be located close together. Increasing housing affordability will make it easier for low-income households to access the types of services and amenities that further social mobility.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address housing affordability and the lack of monetary resources for affordable housing, the 2026-2027 Action Plan calls for the investment of a significant portion of CDBG and HOME funds to preserve 10 existing housing units and develop one new affordable housing unit affordable to low- and moderate-income households.

Hawthorne is also committed to increasing the supply of affordable housing via other means. In recent years, the City approved a density bonus for the Rosecrans/Kornblum development which is anticipated to result in a total of 100 rental units, eight of which will be restricted for very low-income households, and 15 to be made affordable for moderate-income households. Additionally, the City has entered into a Development and Disposition Agreement (DDA) with Century Housing Corporation for the Cordary project to develop 18 Permanent Supportive Housing (PSH) units to address the needs of veterans and their families. Lastly, the City has continually updated its Zoning Code to align with state law and

better facilitate the production of Accessory Dwelling Units (ADUs), which has resulted in 563 ADUs since 2020.

Strengthening Fair Housing Protections

To address fair housing concerns, particularly regarding discrimination against individuals with disabilities, the City will:

- Increase public awareness of fair housing laws through outreach efforts, including multilingual educational materials, targeted informational campaigns, and updates to the City's website and community centers.
- Strengthen enforcement efforts by coordinating with the Fair Housing Foundation (FHF) to monitor fair housing violations, particularly in high-risk areas.
- Provide resources for landlords to ensure compliance with reasonable accommodation requirements and disability access laws.
- Additionally, the City will integrate affirmative marketing strategies to promote Housing Choice Vouchers in high-opportunity areas and encourage visit ability in new ADU construction to ensure greater accessibility.

Improving Access to Economic Opportunities

To address disparities in access to economic and educational opportunities, the City will:

- Strengthen regional collaboration for transit-oriented development, improving access to jobs and services near major transit hubs.
- Increase investment in disadvantaged communities, targeting infrastructure, public services, and recreational amenities to improve quality of life in historically underserved areas.
- Encourage workforce development through partnerships with South Bay Workforce Investment Board, local businesses, and economic development organizations to expand job training programs and employment opportunities.

Enhancing Mobility and Housing Choice

To ensure low-income residents have access to a diverse range of housing options, Hawthorne will:

- Promote Housing Choice Vouchers by providing outreach to property owners in moderate- and high-opportunity areas, encouraging them to participate in the program.
- Streamline development approvals for affordable housing projects to expedite construction and reduce regulatory barriers.

- Ensure zoning and land use policies facilitate diverse housing options across the city.

Discussion:

To address housing affordability and the lack of monetary resources for affordable housing, the City will continue to leverage its CDBG and HOME funds to attract private and other available resources to incentivize the development of new affordable housing units and the preservation of existing affordable housing.

AP-85 Other Actions

Introduction

In the implementation of the 2026-2027 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income households, and the lack of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2026-2027 Action Plan in activities that provide public services to low- and moderate-income residents and those that are homeless. Additionally, the City will support a variety of financial assistance programs that will enable eligible homeowners to preserve their residence as well as support tenants receive rental support. Lastly, the City will finance the development of new housing units that are affordable to low- and moderate-income residents.

Actions planned to foster and maintain affordable housing

During the 2026-2027 program year, the City will invest HOME funds to preserve and maintain affordable housing through the City's Housing Rehabilitation Program that will provide financial assistance to low- and moderate-income homeowners. In addition, Hawthorne will allocate HOME funds to develop housing units that are affordable to low- and moderate-income households.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City will conduct lead-based paint testing and risk assessments for each property assisted under that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in this Consolidated Plan will help to reduce the number of poverty-level families by:

- Providing public services designed to address the needs of low- and moderate-income residents to ameliorate the effects of poverty
- Improving public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as the elderly and disabled adults
- Supporting activities that preserve the existing housing stock and expand the supply of housing that is affordable to low- and moderate-income households

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally, in California, the primary programs that assist families in poverty are CalWORKs, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidies for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation.

Actions planned to develop institutional structure

Hawthorne's institutional delivery system is highly collaborative, well-structured, and equipped with experienced public and private sector partners. One of the key strengths of the system is the diverse network of service providers capable of leveraging CDBG and HOME funds to address affordable housing, public services, and community development needs. To enhance the effectiveness of the institutional delivery system and address service gaps, the City will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2026-2027 Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2025-2029 Consolidated Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Hawthorne. With improvements in technology, the

City will expand its outreach efforts to enhance coordination with public and private housing and social service agencies through social media platforms such Facebook, Twitter, Instagram, NextDoor, etc.

Discussion:

In the implementation of the 2026-2027 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

AP-90 Program Specific Requirements

Introduction:

Throughout the implementation of activities under the 2026-2027 Annual Action Plan, the City of Hawthorne will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program, and recapture requirements for the HOME program.

The City of Hawthorne agrees that its compliance in all respects with applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

The City of Hawthorne will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	$ 0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	$ 0
3. The amount of surplus funds from urban renewal settlements	$ 0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	$ 0
5. The amount of income from float-funded activities	$ 0
Total Program Income:	**$ 0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. The City will meet this requirement over the 2024-2025, 2025-2026, and 2026-2027 program years.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   The City will not use any other forms of investment beyond those identified in Section 92.205.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

   The City does not intend to use HOME funds under the 2026-2027 Annual Action Plan to implement homebuyer activities.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

   The City does not intend to use HOME funds under the 2026-2027 Annual Action Plan to implement homebuyer activities.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

   The City does not intend to use HOME funds under the 2026-2027 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.



APPENDIX A

Citizen Participation



APPENDIX B

Grantee Unique Appendices



APPENDIX C

SF-424, SF-424B, & Certifications

AGENDA ITEM NO. 8.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: City Manager

City Manager: Department Head:

SUBJECT:
Consideration of Cancellation of the November 24 and December 22, 2026, Regular City Council Meetings Due to the Thanksgiving and Christmas Holidays.

RECOMMENDED MOTION:
It is recommended that the City Council approve the cancellation of the regular City Council meetings scheduled for November 24, 2026, and December 22, 2026, due to the Thanksgiving and Christmas holidays, respectively, and declare those meeting dates dark.

DISCUSSION:
As the end of the 2026 calendar year approaches, the City Manager has reviewed the remaining City Council meeting schedule. The City traditionally cancels its regular City Council meetings during Thanksgiving and Christmas weeks to accommodate the holiday season.
The City Council currently has five meetings remaining on the 2026 calendar. Cancellation of the November 24 and December 22 meetings would reduce the year's remaining meetings to three: October 27, November 10, and December 8, 2026.

Approval of the proposed cancellations would maintain the City's customary holiday schedule while providing staff and Council members with an opportunity to plan accordingly for the remainder of the year.
The revised meeting schedule would be as follows:

- October 27, 2026 – Regular Meeting
- November 10, 2026 – Regular Meeting
- November 24, 2026 – **Canceled**
- December 8, 2026 – Regular Meeting
- December 22, 2026 – **Canceled**

Regular City Council meetings would resume in accordance with the City's adopted meeting schedule.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
N/A

FISCAL IMPACT:
None

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

AGENDA ITEM NO. 9.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Progress Payment #3 in the amount of $495,574.63 due to Jermax Construction Inc of San Fernando, CA for City of Hawthorne Housing Rehabilitation 2026 Phase II (Project #26-11).

RECOMMENDED MOTION:
Staff recommends that the City Council approve this Progress Payment #3 and all change orders associated with this progress payment to Jermax Construction Inc of San Fernando, CA.

DISCUSSION:
The project work consists of remodeling, renovating and modifying the City's apartment buildings, kitchens, and restrooms to comply with the requirements of the Americans with Disability Act (ADA). The work also consists of new doors and frames, hardware, flooring, drywall, toilet compartments, toilet fixtures, windows, caulking and sealants, stripping, patching, painting, cleaning, plumbing, electrical and mechanical work and all other incidental work necessary to complete the improvement in accordance with the Specifications.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project is a result of the City working closely with funding and regulatory agencies to support and improve our infrastructure.

FISCAL IMPACT:
None. Funds for this progress payment in the amount of $495,574.63 will be funded through allocated funds.

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

ATTACHMENTS
PP#3 (City Invoice)
PP#3 (GC Invoice)

Honorable Mayor and City Council		27-Oct-26
City of Hawthorne		Council Date
Hawthorne, CA 90250		

RE: PROGRESS PAYMENT NO. 3 FOR CITY OF HAWTHORNE HOUSING REHABILITATION 2026 PHASE II (Project#26-11)

The following is a detailed breakdown of Progress Payment No. 3 due to Jermax Construction Inc, 11275 San Fernando Rd, San Fernando, CA, 91340 for work done on the subject project through October 2026.

ITEM	DESCRIPTION	UNIT	CONTRACT QUANTITY	UNIT PRICE	CONTRACT AMOUNT	QTY OR % PREVIOUS	% THIS ESTIMATE	AMOUNT THIS ESTIMATE	TOTAL QTY OR % TO DATE	TOTAL AMOUNT TO DATE
1	Paint Exterior Staircase Railing and Install new 2" wide safety walk step tape contrast to existing step color on all steps on outside staircases.	EA	14	$ 500.00	$ 7,000.00	0%	0%	$ -	0%	$ -
2	Remove Existing Windows and Install New Windows as per specifications	LS	1	$ 2,500.00	$ 2,500.00	0%	0%	$ -	0%	$ -
3	Remove and Replace All Entry Door Assembly	EA	14	$ 350.00	$ 4,900.00	0%	0%	$ -	0%	$ -
4	Remove and Replace All Water Heater Enclosure Doors	EA	8	$ 200.00	$ 1,600.00	0%	0%	$ -	0%	$ -
5	Remove and Replace All Individual Mailboxes	EA	8	$ 600.00	$ 4,800.00	0%	0%	$ -	0%	$ -
6	Remove and Replace Perimeter wall	LS	1	$ 8,500.00	$ 8,500.00	0%	0%	$ -	0%	$ -
7	Remove and Replace All Exterior Light Fixtures with New Motion Sensing Exterior Light Fixtures and all needed Equipment/Material (wiring, drywall removal/replacement/patching and painting)	EA	10	$ 320.00	$ 3,200.00	0%	0%	$ -	0%	$ -
8	Pest Control – interior and exterior of building/units	LS	1	$ 5,000.00	$ 5,000.00	0%	0%	$ -	0%	$ -
9	Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping	LS	1	$ 10,500.00	$ 10,500.00	0%	0%	$ -	0%	$ -
10	Remove and Replace all outdated Smoke Detectors and Monoxide Detectors	EA	7	$ 180.00	$ 1,260.00	0%	0%	$ -	0%	$ -
11	Disconnect, Remove and Replace all Existing Old Wall Gas/Floor Heater with new wall heater	EA	3	$ 1,500.00	$ 4,500.00	0%	0%	$ -	0%	$ -
12	General Drywall Repairs to all units	SF	15000	$ 8.00	$ 120,000.00	0%	0%	$ -	0%	$ -
13	Remove and Replace all Doorbells	EA	3	$ 100.00	$ 300.00	0%	0%	$ -	0%	$ -
14	Repair all Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	$ 3,000.00	$ 3,000.00	0%	0%	$ -	0%	$ -
15	Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms.	EA	10	$ 350.00	$ 3,500.00	0%	0%	$ -	0%	$ -
16	Install New Water Heater	EA	3	$ 3,500.00	$ 10,500.00	0%	0%	$ -	0%	$ -
17	Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included.	EA	3	$ 22,000.00	$ 66,000.00	0%	0%	$ -	0%	$ -
18	Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included.	EA	3	$ 18,000.00	$ 54,000.00	0%	0%	$ -	0%	$ -
19	Remove and Replace All Existing Interior Passage Doors and Install New Passage Doors	EA	8	$ 250.00	$ 2,000.00	0%	0%	$ -	0%	$ -
20	Interior Paint – All Rooms	SF	15000	$ 5.00	$ 75,000.00	0%	0%	$ -	0%	$ -
21	Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed)	SF	10000	$ 9.00	$ 90,000.00	0%	0%	$ -	0%	$ -
22	Remove and Replace All Window Coverings. Install New Window Coverings if None Existing.	EA	12	$ 1,950.00	$ 23,400.00	25%	65%	$ 15,210.00	90%	$ 21,060.00
23	Pest Control – interior and exterior of building/units	LS	1	$ 5,000.00	$ 5,000.00	0%	0%	$ -	0%	$ -
24	Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping	LS	1	$ 10,500.00	$ 10,500.00	50%	40%	$ 4,200.00	90%	$ 9,450.00
25	Remove and Replace all outdated Smoke Detectors and Monoxide Detectors	EA	10	$ 180.00	$ 1,800.00	25%	65%	$ 1,170.00	90%	$ 1,620.00
26	Disconnect, Remove and Replace all Existing Old Wall Gas/Floor Heater with new wall heater	EA	4	$ 1,500.00	$ 6,000.00	25%	65%	$ 3,900.00	90%	$ 5,400.00
27	Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater Connections	EA	4	$ 2,500.00	$ 10,000.00	25%	65%	$ 6,500.00	90%	$ 9,000.00
28	General Drywall Repairs to all units	SF	20000	$ 8.00	$ 160,000.00	25%	65%	$ 104,000.00	90%	$ 144,000.00
29	Remove and Replace all Doorbells	EA	4	$ 100.00	$ 400.00	25%	65%	$ 260.00	90%	$ 360.00
30	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	$ 3,000.00	$ 3,000.00	25%	65%	$ 1,950.00	90%	$ 2,700.00

31	Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms.	EA	12	$ 350.00	$ 4,200.00	25%	65%	$ 2,730.00	90%	$ 3,780.00
32	Install New Water Heater	EA	4	$ 2,500.00	$ 10,000.00	25%	65%	$ 6,500.00	90%	$ 9,000.00
33	Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included.	EA	4	$ 22,000.00	$ 88,000.00	25%	65%	$ 57,200.00	90%	$ 79,200.00
34	Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included.	EA	4	$ 18,000.00	$ 72,000.00	25%	65%	$ 46,800.00	90%	$ 64,800.00
35	Remove and Replace all existing interior passage doors and Install New Passage Doors	EA	7	$ 250.00	$ 1,750.00	25%	65%	$ 1,137.50	90%	$ 1,575.00
36	Interior Paint – All Rooms	SF	20000	$ 5.00	$ 100,000.00	25%	65%	$ 65,000.00	90%	$ 90,000.00
37	Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed)	SF	15000	$ 9.00	$ 135,000.00	25%	65%	$ 87,750.00	90%	$ 121,500.00
38	Remove and Replace All Window Coverings. Install New Window Coverings if None Existing.	EA	15	$ 2,500.00	$ 37,500.00	25%	65%	$ 24,375.00	90%	$ 33,750.00
39	Remove and Replace existing decking on all floors. Including but not limited to removing and replacing all joists, ledgers, bridging, balustrade, weather/water proofing, metal flashing	LS	1	$ 83,500.00	$ 83,500.00	64%	26%	$ 21,750.00	90%	$ 75,150.00
40	Pest Control – interior and exterior of building/units	LS	1	$ 5,000.00	$ 5,000.00	40%	50%	$ 2,500.00	90%	$ 4,500.00
41	Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping	LS	1	$ 10,500.00	$ 10,500.00	80%	10%	$ 1,050.00	90%	$ 9,450.00
42	Remove and Replace all outdated Smoke Detectors and Monoxide Detectors	EA	15	$ 180.00	$ 2,700.00	80%	10%	$ 270.00	90%	$ 2,430.00
43	Replace Wall Heater – Dual Wall 50,000 BTU	EA	4	$ 2,500.00	$ 10,000.00	80%	10%	$ 1,000.00	90%	$ 9,000.00
44	General Drywall Repairs to All Rooms	SF	20000	$ 8.00	$ 160,000.00	90%	0%	$ -	90%	$ 144,000.00
45	Remove and Replace all Doorbells	EA	4	$ 100.00	$ 400.00	0%	90%	$ 360.00	90%	$ 360.00
46	Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	LS	1	$ 3,000.00	$ 3,000.00	80%	10%	$ 300.00	90%	$ 2,700.00
47	Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms.	EA	15	$ 350.00	$ 5,250.00	80%	10%	$ 525.00	90%	$ 4,725.00
48	Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included.	EA	4	$ 22,000.00	$ 88,000.00	80%	10%	$ 8,800.00	90%	$ 79,200.00
49	Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included.	EA	8	$ 18,000.00	$ 144,000.00	71%	19%	$ 27,000.00	90%	$ 129,600.00
50	Interior Paint – All Rooms	SF	20000	$ 5.00	$ 100,000.00	80%	10%	$ 10,000.00	90%	$ 90,000.00
51	Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed)	SF	20000	$ 9.00	$ 180,000.00	80%	10%	$ 18,000.00	90%	$ 162,000.00
52	Remove and Replace All Window Coverings. Install New Window Coverings if None Existing.	EA	20	$ 1,800.00	$ 36,000.00	100%	0%	$ -	100%	$ 36,000.00
53	Remove and Replace All Existing Interior Passage Doors and Install New Passage Doors	EA	12	$ 250.00	$ 3,000.00	80%	10%	$ 300.00	90%	$ 2,700.00
54	Repair Trash Enclosure Metal Doors	LS	1	$ 2,500.00	$ 2,500.00	80%	10%	$ 250.00	90%	$ 2,250.00
55	Water Heater Room: New Drywall	SF	150	$ 10.00	$ 1,500.00	80%	10%	$ 150.00	90%	$ 1,350.00
56	Remove and Replace all New Windows and Replace All Entry Door Assembly	EA	30	$ 200.00	$ 6,000.00	80%	10%	$ 600.00	90%	$ 5,400.00
57	Laundry Room: New Electrical Wiring, receptacles, switches, lights, exhaust fans, entry door assembly, new drywall, painting and New Washer/Dryer units	LS	1	$ 1,200.00	$ 1,200.00	80%	10%	$ 120.00	90%	$ 1,080.00
Total Contract Price					$ 1,989,160.00			$ 521,657.50		$1,359,090.00
							Less Retention	$ 26,082.88		$ 67,954.50
							Less Previously Paid	$ -		$ 795,560.88
							Total Amount To Date	$ 495,574.63		$ 495,574.63

TOTAL AMOUNT DUE FOR THIS 3rd PROGRESS PAYMENT:	
ACCOUNT #:	
180-1150-141-0-0-40974	$ 495,574.63

German Franco

German Franco
Project Manager

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702/CMa

To Contractor:	Jermax Construction Inc.	PROJECT:	Housing Hawthorne	APPLICATION NO:	3
	11275 San Fernando Rd		2058 W 120th st	PERIOD TO:	10/1/2026-10/15/2026
	San Fernando CA 91340		Hawthorne CA 90250	PROJECT NO:	
FROM SUBCONTRACTOR:				SUBMITTED DATE:	10/1/2026

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [X] 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			$ 1,989,160.00
2. Net change by Change Orders			$ -
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 1,989,160.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 1,359,090.00
5. RETAINAGE:			
a. 5 % of Completed Work (Column D + E on G703)	$	67,954.50	
b. 5 % of Stored Material (Column F on G703)	$	-	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 67,954.50
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)			$ 1,291,135.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 795,560.88
8. CURRENT PAYMENT DUE			$ **495,574.625**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$		698,024.50

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: 10/1/2026

State of: County of:

Subscribed and sworn to before me this day of

Notary Public:

My Commission expires:

AIA DOCUMENT G702/CMa · APPLICATION AND CERTIFICATION FOR PAYMENT · CONSTRUCTION MANAGER-ADVISER EDITION · 1992 EDITION · AIA · ©1992

THE AMERICAN INSTITUTE OF ARCHITECTS, 1745 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

CONTINUATION SHEET **AIA DOCUMENT G703**

APPLICATION NUMBER: **3**

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached. APPLICATION DATE: **10/1/2026**

In tabulations below, amounts are stated to the nearest dollar. PERIOD TO: **10/1/2026-10/15/2026**

Use Column I on Contracts where variable retainage for line items may apply. PROJECT NO:

A.	B.		C.	D.	E. 9/1/2026 to 9/30/2026		G.		H.	I.
ITEM NO.	CSI NUMBER	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED: WORK IN PLACE	WORK COMPLETED: STORED MATERIALS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 5%
1		Paint Exterior Staircase Railing and Install new 2" wide safety walk step tape contrast to existing step color on all steps on outside staircases.	$7,000.00		$ -	$ -	$ -	**0.0%**	$ 7,000.00	$ -
2		Remove Existing Windows and Install New Windows as per specifications	$2,500.00		$ -	$ -	$ -	**0.0%**	$ 2,500.00	$ -
3		Remove and Replace All Entry Door Assembly	$4,900.00		$ -	$ -	$ -	**0.0%**	$ 4,900.00	$ -
4		Remove and Replace All Water Heater Enclosure Doors	$1,600.00		$ -	$ -	$ -	**0.0%**	$ 1,600.00	$ -
5		Remove and Replace All Individual Mailboxes	$4,800.00		$ -	$ -	$ -	**0.0%**	$ 4,800.00	$ -
6		Remove and Replace Perimeter wall	$8,500.00		$ -	$ -	$ -	**0.0%**	$ 8,500.00	$ -
7		Remove and Replace All Exterior Light Fixtures with New Motion Sensing Exterior Light Fixtures and all needed Equipment/Material (wiring, drywall removal/replacement/patching and painting)	$3,200.00		$ -	$ -	$ -	**0.0%**	$ 3,200.00	$ -
8		Pest Control – interior and	$5,000.00		$ -	$ -	$ -	**0.0%**	$ 5,000.00	$ -
9		Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping	$10,500.00		$ -	$ -	$ -	**0.0%**	$ 10,500.00	$ -
10		Remove and Replace all outdated Smoke Detectors and Monoxide Detectors	$1,260.00		$ -	$ -	$ -	**0.0%**	$ 1,260.00	$ -
11		Disconnect, Remove and Replace all Existing Old Wall Gas/Floor Heater with new wall heater	$4,500.00		$ -	$ -	$ -	**0.0%**	$ 4,500.00	$ -
12		General Drywall Repairs to all units	$120,000.00		$ -	$ -	$ -	**0.0%**	$ 120,000.00	$ -
13		Remove and Replace all Doorbells	$300.00		$ -	$ -	$ -	**0.0%**	$ 300.00	$ -
14		Repair all Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	$3,000.00		$ -	$ -	$ -	**0.0%**	$ 3,000.00	$ -
15		Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms.	$3,500.00		$ -	$ -	$ -	**0.0%**	$ 3,500.00	$ -
16		Install New Water Heater	$10,500.00		$ -	$ -	$ -	**0.0%**	$ 10,500.00	$ -
17		Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included.	$66,000.00		$ -	$ -	$ -	**0.0%**	$ 66,000.00	$ -
18		Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included.	$54,000.00		$ -	$ -	$ -	**0.0%**	$ 54,000.00	$ -
19		Remove and Replace All Existing Interior Passage Doors and Install New Passage Doors	$2,000.00		$ -	$ -	$ -	**0.0%**	$ 2,000.00	$ -
20		Interior Paint – All Rooms	$75,000.00		$ -	$ -	$ -	**0.0%**	$ 75,000.00	$ -
21		Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed)	$90,000.00		$ -	$ -	$ -	**0.0%**	$ 90,000.00	$ -
22		Remove and Replace All Window Coverings. Install New Window Coverings if None Existing.	$23,400.00	$ 5,850.00	$ 15,210.00	$ -	$ 21,060.00	**90.0%**	$ 2,340.00	$ 1,053.00
23		Pest Control – interior and exterior of building/units	$5,000.00		$ -	$ -	$ -	**0.0%**	$ 5,000.00	$ -
24		Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping	$10,500.00	$ 5,250.00	$ 4,200.00	$ -	$ 9,450.00	**90.0%**	$ 1,050.00	$ 472.50
25		Remove and Replace all outdated Smoke Detectors and Monoxide Detectors	$1,800.00	$ 450.00	$ 1,170.00	$ -	$ 1,620.00	**90.0%**	$ 180.00	$ 81.00
26		Disconnect, Remove and Replace all Existing Old Wall Gas/Floor Heater with new wall heater	$6,000.00	$ 1,500.00	$ 3,900.00	$ -	$ 5,400.00	**90.0%**	$ 600.00	$ 270.00
27		Install Wall Heater – Dual Wall 50,000 BTU, Update Water Heater Connections	$10,000.00	$ 2,500.00	$ 6,500.00	$ -	$ 9,000.00	**90.0%**	$ 1,000.00	$ 450.00
28		General Drywall Repairs to all units	$160,000.00	$ 40,000.00	$ 104,000.00	$ -	$ 144,000.00	**90.0%**	$ 16,000.00	$ 7,200.00
29		Remove and Replace all Doorbells	$400.00	$ 100.00	$ 260.00	$ -	$ 360.00	**90.0%**	$ 40.00	$ 18.00
30		Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	$3,000.00	$ 750.00	$ 1,950.00	$ -	$ 2,700.00	**90.0%**	$ 300.00	$ 135.00
31		Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms.	$4,200.00	$ 1,050.00	$ 2,730.00	$ -	$ 3,780.00	**90.0%**	$ 420.00	$ 189.00
32		Install New Water Heater	$10,000.00	$ 2,500.00	$ 6,500.00	$ -	$ 9,000.00	**90.0%**	$ 1,000.00	$ 450.00
33		Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included.	$88,000.00	$ 22,000.00	$ 57,200.00	$ -	$ 79,200.00	**90.0%**	$ 8,800.00	$ 3,960.00
34		Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included.	$72,000.00	$ 18,000.00	$ 46,800.00	$ -	$ 64,800.00	**90.0%**	$ 7,200.00	$ 3,240.00
35		Remove and Replace all existing interior passage doors and Install New Passage Doors	$1,750.00	$ 437.50	$ 1,137.50	$ -	$ 1,575.00	**90.0%**	$ 175.00	$ 78.75
36		Interior Paint – All Rooms	$100,000.00	$ 25,000.00	$ 65,000.00	$ -	$ 90,000.00	**90.0%**	$ 10,000.00	$ 4,500.00
37		Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed)	$135,000.00	$ 33,750.00	$ 87,750.00	$ -	$ 121,500.00	**90.0%**	$ 13,500.00	$ 6,075.00
38		Remove and Replace All Window Coverings. Install New Window Coverings if None Existing.	$37,500.00	$ 9,375.00	$ 24,375.00	$ -	$ 33,750.00	**90.0%**	$ 3,750.00	$ 1,687.50
39		Remove and Replace existing decking on all floors. Including but not limited to removing and replacing all joists, ledgers, bridging, balustrade, weather/water proofing, metal flashing	$83,500.00	$ 53,400.00	$ 21,750.00	$ -	$ 75,150.00	**90.0%**	$ 8,350.00	$ 3,757.50

CONTINUATION SHEET **AIA DOCUMENT G703**

APPLICATION NUMBER: **3**
APPLICATION DATE: **10/1/2026**
PERIOD TO: **10/1/2026-10/15/2026**
PROJECT NO:

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

A.	B.		C.	D.	E. 9/1/2026 to 9/30/2026		G.		H.	I.
ITEM NO.	CSI NUMBER	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	WORK COMPLETED: WORK IN PLACE	WORK COMPLETED: STORED MATERIALS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 5%
40		Pest Control – interior and exterior of building/units	$5,000.00	$ 2,000.00	$ 2,500.00	$ -	$ 4,500.00	**90.0%**	$ 500.00	$ 225.00
41		Clean Building Drain and Waste Piping, Remove and Replace all damaged drain and waste piping	$10,500.00	$ 8,400.00	$ 1,050.00	$ -	$ 9,450.00	**90.0%**	$ 1,050.00	$ 472.50
42		Remove and Replace all outdated Smoke Detectors and Monoxide Detectors	$2,700.00	$ 2,160.00	$ 270.00	$ -	$ 2,430.00	**90.0%**	$ 270.00	$ 121.50
43		Replace Wall Heater – Dual Wall 50,000 BTU	$10,000.00	$ 8,000.00	$ 1,000.00	$ -	$ 9,000.00	**90.0%**	$ 1,000.00	$ 450.00
44		General Drywall Repairs to All Rooms	$160,000.00	$ 144,000.00	$ -	$ -	$ 144,000.00	**90.0%**	$ 16,000.00	$ 7,200.00
45		Remove and Replace all Doorbells	$400.00		$ 360.00	$ -	$ 360.00	**90.0%**	$ 40.00	$ 18.00
46		Repair Electrical Wiring, Install New Electrical Receptacles & Switches, and Ground Fault Circuit Interrupter	$3,000.00	$ 2,400.00	$ 300.00	$ -	$ 2,700.00	**90.0%**	$ 300.00	$ 135.00
47		Replace All Ceiling Light Fixtures and install New Ceiling Fan/Light Fixtures in Common Rooms/Bedrooms.	$5,250.00	$ 4,200.00	$ 525.00	$ -	$ 4,725.00	**90.0%**	$ 525.00	$ 236.25
48		Kitchen: Remove and Replace all of the following - Drywall, Kitchen Cabinets, Countertops, Backsplash, Faucet, Sink, Garbage Disposal, Flooring, Under Sink Plumbing, Electrical System Wiring, Exhaust Range Hood, New Gas Range, Appliances and Accessories. Patch Work and Painting to be included.	$88,000.00	$ 70,400.00	$ 8,800.00	$ -	$ 79,200.00	**90.0%**	$ 8,800.00	$ 3,960.00
49		Bathroom: Remove and Replace all of the following: Drywall, Exhaust Fan, Vanity/Mirror/Medicine Cabinet, Countertop, Faucet, Toilet, Tub/Shower, Shower Fixture, Flooring, Accessories, Light Fixture and Electrical System Wiring. Patch Work and Painting to be included.	$144,000.00	$ 102,600.00	$ 27,000.00	$ -	$ 129,600.00	**90.0%**	$ 14,400.00	$ 6,480.00
50		Interior Paint – All Rooms	$100,000.00	$ 80,000.00	$ 10,000.00	$ -	$ 90,000.00	**90.0%**	$ 10,000.00	$ 4,500.00
51		Install New Vinyl Plank Flooring, Trim/Molding and Carpet Replacement (as needed)	$180,000.00	$ 144,000.00	$ 18,000.00	$ -	$ 162,000.00	**90.0%**	$ 18,000.00	$ 8,100.00
52		Remove and Replace All Window Coverings. Install New Window Coverings if None Existing.	$36,000.00	$ 36,000.00	$ -	$ -	$ 36,000.00	**100.0%**	$ -	$ 1,800.00
53		Remove and Replace All Existing Interior Passage Doors and Install New Passage Doors	$3,000.00	$ 2,400.00	$ 300.00	$ -	$ 2,700.00	**90.0%**	$ 300.00	$ 135.00
54		Repair Trash Enclosure Metal Doors	$2,500.00	$ 2,000.00	$ 250.00	$ -	$ 2,250.00	**90.0%**	$ 250.00	$ 112.50
55		Water Heater Room: New Drywall	$1,500.00	$ 1,200.00	$ 150.00	$ -	$ 1,350.00	**90.0%**	$ 150.00	$ 67.50
56		Remove and Replace all New Windows and Replace All Entry Door Assembly	$6,000.00	$ 4,800.00	$ 600.00	$ -	$ 5,400.00	**90.0%**	$ 600.00	$ 270.00
57		Laundry Room: New Electrical Wiring, receptacles, switches, lights, exhaust fans, entry door assembly, new drywall, painting and New Washer/Dryer units	$1,200.00	$ 960.00	$ 120.00	$ -	$ 1,080.00	**90.0%**	$ 120.00	$ 54.00
58					$ -	$ -	$ -	**#DIV/0!**	$ -	$ -
59					$ -	$ -	$ -	**#DIV/0!**	$ -	$ -
60					$ -	$ -	$ -	**#DIV/0!**	$ -	$ -
		ORIGINAL CONTRACT TOTAL:	**$ 1,989,160.00**	**$ 837,432.50**	**$ 521,657.50**	**$ -**	**$ 1,359,090.00**	**68.3%**	**$ 630,070.00**	**$ 67,954.50**
1			$ -	$ -	$ -	$ -	$ -	**#DIV/0!**	$ -	$ -
2			$ -	$ -	$ -	$ -	$ -	**0.0%**	$ -	$ -
		CHANGE ORDER TOTAL:	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	0.0%	**$ -**	**$ -**
		GRAND TOTALS:	**$ 1,989,160.00**	**$ 837,432.50**	**$ 521,657.50**	**$ -**	**$ 1,359,090.00**	**68.3%**	**$ 630,070.00**	**$ 67,954.50**

AGENDA ITEM NO. 10.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Authorization of repairs and recertification to Public Works Bucket Truck Unit #45.

RECOMMENDED MOTION:
Staff recommends that the City Council authorize repairs and recertification of vehicle for Public Works Bucket Truck Unit #45 by Terex.

DISCUSSION:
The Public Works Department utilizes Bucket Truck Unit #45 for bulky item pickups and other maintenance operations throughout the City. The vehicle is approximately 32 years old and was sent to Terex, a specialized repair facility, for hydraulic repairs and required safety recertification. The original approved repairs totaled $21,288.33 and included replacing the bucket, repairing the hydraulic cylinder, replacing damaged hoses, and addressing other mechanical issues. However, due to the vehicle's age, additional components began failing during the repair and inspection process, resulting in two additional approved repairs totaling $6,036.62 and bringing the current repair cost to $27,324.95. During the latest safety inspection, Terex identified two additional hydraulic valves that failed testing and require replacement at an additional cost of $4,481.39. Approval of these repairs would bring the total repair cost to $31,806.34, allowing Terex to continue the safety recertification process and work toward returning the vehicle to service.

The Public Works Department also evaluated the estimated cost of replacing Unit #45. Based on current market pricing, a comparable new bucket truck is estimated to cost approximately $250,000. The proposed total repair cost of $31,806.34 represents approximately 16% of the estimated replacement cost. Although the vehicle is approximately 32 years old and continues to experience age-related mechanical issues, completing the necessary repairs may extend its useful service life and allow the City to continue utilizing the vehicle while planning and budgeting for a future replacement. The Department will continue monitoring the vehicle's condition and evaluating whether future repairs remain cost-effective compared to replacement.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
Maintaining Unit #45 in safe operating condition supports economic development by ensuring the continued delivery of essential Public Works services, including bulky item removal, that help maintain clean, safe, and attractive neighborhoods and commercial areas throughout the City.

FISCAL IMPACT:
None. The allocated amount of $31,806.34 has been approved in the FY26-27 Budget under equipment funds.

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

ATTACHMENTS
Memo

CITY OF HAWTHORNE
City of Good Neighbors

Memo 07/27/2026

To : Selena Acuna
Public works Manager

From : Jose G. Gutierrez
Equipment Division

RE: UNIT # 45 streets bucket/boom truck Sole source memo

Hello Selena Acuna,

As per our previous conversation, unit 45 of our Street division bucket/boom truck is experiencing mechanical issues and requires major repairs to the boom portion of the vehicle.

After assembling the unit to the point where it could be tested, the following repairs were identified:

1. **Replacement Wear Pads**
2. **Replacement Boom Rest Pad**
3. **Replacement Sight Glass/Top Off Oil**
4. **Replacement Gear Box**
5. **Replacement Cracked Hoses**
6. **Replacement DC Pump**
7. **Diagnosis of Start/Stop**
8. **Diagnosis of E Power**
9. **Replacement of Decals**

The updated estimate for the repairs is $21,288.33. I recommend that the repairs be performed as our budget is insufficient to purchase a new truck valued at approximately $250,000.00. or a new boom lift assembly is approximately $190,000.00 . The unit is an essential piece of equipment for our street division's signage replacement, lighting replacement, emergency tree trimming, and any repairs that exceed normal heights.

Terex Utilities is our sole source supplier for this unit, as it is 32 years old and no other vendor will work on it due to its age. Additionally, there is a limited supply of replacement parts available.

Respectfully,

Jose Gutierrez
Master Mechanic

CITY OF HAWTHORNE
City of Good Neighbors

Memo 10/15/2026

To : Selena Acuna
Public works Manager

From : Jose G. Gutierrez
Equipment Division

RE: unit 45 bucket truck repairs and recertification

Selena,

Unit #45 was sent to Terex for hydraulic bucket repairs and recertification. Due to the age of the unit and upon performing approved and needed repairs other components have started to fail the testing.
By performing the required repairs, other items have started to fail due to added pressure from new parts installed or have been found to randomly fail the safety test due to age.

As requested, below is the approved repairs and total cost so far at $27,324.95.
At this point Terex continued performing the recertification and the Main Select Valve and Counter Balance Valve have failed the test and will need to be replaced (work order quote #269495 $4,481.39). If approved, the total bill from Terex needed for repairs and recertification would be at $31,806.34.

Work Order# 250351
$21,288.33

REPAIRS NEEDED TO RUN AND DIAGNOSE:
1. Reseal Extend Cylinder
2. Replace Bucket
3. Replace Shock Absorber

ADDITIONAL REPAIRS NEEDED:
1. R&R Wear Pads
2. R&R Boom Rest Pad
3. R&R Sight Glass/top off oil
4. Replace Gear Box
5. R&R Cracked Hoses
6. R&R DC Pump
7. Diagnose Start/Stop
8. Diagnose E Power
9. R&R Decals

Work Order# 265925
$1,463.49
5600-13 Gear Motor
No Labor Charge for Installation

Work Order# 265229
$4,573.13

ADDITIONAL REPAIRS NEEDED:

1. Drill out Mounting Cover Bolts due to rust
2. Drill out Wear Pad Bolts due to rust/broken bolts
3. Remove Boom Stand, Weld/Repair Cracks and Rest
4. R&R Function Starter and Rebuild

No Charge Repairs:
Rebuild Generator Motor and replace broken connecting rods, coil, plugs, and wires.
Approx. Terex Cost: $2,100

Total Cost at this point:
$27,324.95

Added repairs needed

Work Order# 269495
$4,481.39

REPAIRS NEEDED:

1. Replace Main Select Valve and Counter Balance Valve
   Labor HR 12 x $210.00an hour $2,520.00
   PARTS 1 $512.48 p# 54118-6 Counter Balance Valve
   Parts 1 $1,291.10 P#54124-1 Valve Select

Purchase order total $21,288.33
1st added estimate after purchase order approval $1,463.49 (approved)
2nd added estimate $4,573.13 (approved)
3rd added estimate $4,481.39 requested

Respectfully
Jose G. Gutierrez
Equipment Division
Master Mechanic

Terex Repair Estimate Report

TEREX CORPORATION

Seller: Terex USA, LLC
8594 Cherry Ave. Fontana CA 92335

Estimate Details

Estimate	:	**EST-00000065412-R2**
Estimate Date	:	**2026-07-14**
Warranty	:	**N**
Customer PO	:	**2651-45**
Work Order	:	**WO-0000250351**
Buyer	:	CITY OF HAWTHORNE
Contact	:	Jose Gutierrez +1 (310) 349-1657 jgutierrez@cityofhawthorne.org
Acc Number	:	**9865211**
Customer Location	:	
Payment Terms	:	30 Days Invoice Date
Ship to Address	:	8594 Cherry Avenue , Fontana 92335 CA US

Product Information

Product	:	TEL-VERSALIFT-SERIES
Model	:	VERSALIFT AERIAL, TELESCOPIC
Serial Number	:	AG94428
Make	:	VERSALIFT
Fleet #	:	45

Bill to Address :
4455 W.126TH ST ,
HAWTHORNE
90250
CA
US

Technician's Notes:

REPAIRS NEEDED TO RUN AND DIAGNOSE:

1. Reseal Extend Cylinder
2. Replace Bucket
3. Replace Shock Absorber

ADDITIONAL REPAIRS NEEDED:

1. R&R Wear Pads
2. R&R Boom Rest Pad
3. R&R Sight Glass/top off oil
4. Replace Gear Box
5. R&R Cracked Hoses
6. R&R DC Pump
7. Diagnose Start/Stop
8. Diagnose E Power
9. R&R Decals

Repair Estimate Details

TEREX CORPORATION

Billing Category	Product	Description	Uom	Qty	Unit Price	Estimated Charge	Comment
Labor	BR41-INSPECTION-ANNUAL	Annual Inspection	HR	1	$685.00	$685.00	
Labor	BR41-INSPECTION-DOT	DOT Inspection	HR	1	$490.00	$490.00	
Labor	BR41-DIAGNOSTIC-LABOR	Diagnostic Labor	HR	2	$205.00	$410.00	
Labor	BR41-CHANGE-ORDER	Additional Repairs	HR	41	$205.00	$8,405.00	
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$293.93	$293.93	Decals
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$1,539.35	$1,539.35	Boom & Rest Pads
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$95.25	$95.25	Sight Glass
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$4,393.75	$4,393.75	Rotation Gear Box
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$2,188.55	$2,188.55	DC Aux Pump
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$1,878.45	$1,878.45	Bucket, shock Abs., Seal Kit

Total Estimated Charges (Excluding Sales Tax, Shipping & Handling Charges): **$20,379.28**
Estimated Tax: **$909.05**
Grand Total: **$21,288.33**

TEREX CORPORATION

CONTACTS

ALL TERMS AND CONDITIONS OF SALE ON ATTACHED SHEET(S) ARE A PART HEREOF AND BINDING UPON THE PARTIES HERETO.

Approval Signature (Please Print and Sign Name)	
X Jose G. Gutierrez	
Work Order #	WO-0000250351
Customer Name	CITY OF HAWTHORNE
Total Amount	$21,288.33
Purchase Order:	**2651-45**
Comments, Special Instructions	

Buyer Contact		Terex USA, LLC Sales Contact	
Name:	Jose Gutierrez	**Name:**	Andrew Thweatt
Title:		**Title:**	
Telephone:	+1 (310) 349-1657	**Telephone:**	9096816190
Fax:		**Fax:**	
Email:	jgutierrez@cityofhawthorne.org	**Email:**	andrew.thweatt@terex.com

Disclaimer: This estimate is subject to our standard terms and conditions. All materials are FCA origin; shipping & handling is not included in this estimate. Environmental fees and applicable taxes are not included in this estimate. This estimate is for stated repairs only; if during the repair cycle other items are found needing attention, the customer will be advised of cost before additional work is performed only if costs exceed a 10% of total variance from estimated price above. The estimated prices are good for thirty (30) days from the date of this estimate.

Terex Repair Estimate Report

TEREX CORPORATION

Seller: Terex USA, LLC
8594 Cherry Ave. Fontana CA 92335

Estimate Details

Estimate	:	**EST-00000076384**
Estimate Date	:	**2026-08-18**
Warranty	:	**N**
Customer PO	:	
Work Order	:	**WO-0000263925**
Buyer	:	CITY OF HAWTHORNE
Contact	:	Jose Gutierrez +1 (310) 349-1657 jgutierrez@cityofhawthorne.org
Acc Number	:	**9865211**
Customer Location	:	
Payment Terms	:	30 Days Invoice Date
Ship to Address	:	8594 Cherry Avenue , Fontana 92335 CA US

Product Information

Product	:
Model	:
Serial Number	:
Make	:
Fleet #	:

Bill to Address :
4455 W.126TH ST ,
HAWTHORNE
90250
CA
US

Technician's Notes:

Repair Estimate Details

Billing Category	Product	Description	Uom	Qty	Unit Price	Estimated Charge	Comment
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$1,345.74	$1,345.74	5600-13 Gear Motor

Total Estimated Charges (Excluding Sales Tax, Shipping & Handling Charges): **$1,345.74**
Estimated Tax: **$117.75**
Grand Total: **$1,463.49**

TEREX. Genie A TEREX BRAND POWERSCREEN A TEREX BRAND

TEREX CORPORATION

CONTACTS

ALL TERMS AND CONDITIONS OF SALE ON ATTACHED SHEET(S) ARE A PART HEREOF AND BINDING UPON THE PARTIES HERETO.

Approval Signature (Please Print and Sign Name)	
X	
Work Order #	WO-0000263925
Customer Name	CITY OF HAWTHORNE
Total Amount	$1,463.49
Purchase Order:	
Comments, Special Instructions	

Buyer Contact		Terex USA, LLC Sales Contact	
Name:	Jose Gutierrez	Name:	Andrew Thweatt
Title:		Title:	
Telephone:	+1 (310) 349-1657	Telephone:	9096816190
Fax:		Fax:	
Email:	jgutierrez@cityofhawthorne.org	Email:	andrew.thweatt@terex.com

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Terex Repair Estimate Report

TEREX CORPORATION

Seller: Terex USA, LLC
8594 Cherry Ave. Fontana CA 92335

Estimate Details

Estimate	:	**EST-00000080066**
Estimate Date	:	**2026-10-07**
Warranty	:	**N**
Customer PO	:	**TBD**
Work Order	:	**WO-0000269495**
Buyer	:	CITY OF HAWTHORNE
Contact	:	Jose Gutierrez +1 (310) 349-1657 jgutierrez@cityofhawthorne.org
Acc Number	:	**9865211**
Customer Location	:	
Payment Terms	:	30 Days Invoice Date
Ship to Address	:	8594 Cherry Avenue , Fontana 92335 CA US

Product Information

Product	:
Model	:
Serial Number	:
Make	:
Fleet #	:

Bill to Address :
4455 W.126TH ST ,
HAWTHORNE
90250
CA
US

Technician's Notes:

REPAIRS NEEDED:

1. Replace Main Select Valve and Counter Balance Valve

PARTS ARE AT COST

Repair Estimate Details

Billing Category	Product	Description	Uom	Qty	Unit Price	Estimated Charge	Comment
Labor	BR41-FONTANA	Labor	HR	12	$210.00	$2,520.00	
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$512.48	$512.48	54118-6 Counter Balance Valve
Expense	EXP-MISC-PARTS	Other Miscellaneous Parts	EA	1	$1,291.10	$1,291.10	54124-1 Valve Select #12DS-SM6-T-BA-12

Total Estimated Charges (Excluding Sales Tax, Shipping & Handling Charges): **$4,323.58**
Estimated Tax: $157.81
Grand Total: $4,481.39

TEREX. Genie A TEREX BRAND POWERSCREEN A TEREX BRAND

TEREX CORPORATION

CONTACTS

ALL TERMS AND CONDITIONS OF SALE ON ATTACHED SHEET(S) ARE A PART HEREOF AND BINDING UPON THE PARTIES HERETO.

Approval Signature (Please Print and Sign Name)	
X	
Work Order #	WO-0000269495
Customer Name	CITY OF HAWTHORNE
Total Amount	$4,481.39
Purchase Order:	**TBD**
Comments, Special Instructions	

Buyer Contact		**Terex USA, LLC Sales Contact**	
Name:	Jose Gutierrez	**Name:**	Andrew Thweatt
Title:		**Title:**	
Telephone:	+1 (310) 349-1657	**Telephone:**	9096816190
Fax:		**Fax:**	
Email:	jgutierrez@cityofhawthorne.org	**Email:**	andrew.thweatt@terex.com

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Terex Repair Estimate Report

TEREX CORPORATION

Seller: Terex USA, LLC
8594 Cherry Ave. Fontana CA 92335

Estimate Details

Estimate	:	**EST-00000077024**
Estimate Date	:	**2026-08-26**
Warranty	:	**N**
Customer PO	:	**TBD**
Work Order	:	**WO-0000265229**
Buyer	:	CITY OF HAWTHORNE
Contact	:	Jose Gutierrez +1 (310) 349-1657 jgutierrez@cityofhawthorne.org
Acc Number	:	**9865211**
Customer Location	:	
Payment Terms	:	30 Days Invoice Date
Ship to Address	:	8594 Cherry Avenue , Fontana 92335 CA US

Product Information

Product	:
Model	:
Serial Number	:
Make	:
Fleet #	:

Bill to Address :
4455 W.126TH ST ,
HAWTHORNE
90250
CA
US

Technician's Notes:

ADDITIONAL REPAIRS NEEDED:

1. Drill out Mounting Cover Bolts due to rust
2. Drill out Wear Pad Bolts due to rust/broken bolts
3. Remove Boom Stand, Weld/Repair Cracks and Rest
4. R&R Function Starter and Rebuild

Repair Estimate Details

Billing Category	Product	Description	Uom	Qty	Unit Price	Estimated Charge	Comment
Expense	BR-EXPENSE-UTIL	Expense Charges	AMT	1	$150.00	$150.00	Rebuild Starter
Labor	BR41-CHANGE-ORDER	Additional Repairs	HR	21	$210.00	$4,410.00	

Total Estimated Charges (Excluding Sales Tax, Shipping & Handling Charges): **$4,560.00**
Estimated Tax: $13.13
Grand Total: $4,573.13

TEREX. Genie. A TEREX BRAND POWERSCREEN. A TEREX BRAND

TEREX CORPORATION

CONTACTS

ALL TERMS AND CONDITIONS OF SALE ON ATTACHED SHEET(S) ARE A PART HEREOF AND BINDING UPON THE PARTIES HERETO.

Approval Signature (Please Print and Sign Name)	
X	
Work Order #	WO-0000265229
Customer Name	CITY OF HAWTHORNE
Total Amount	$4,573.13
Purchase Order:	**TBD**
Comments, Special Instructions	

Buyer Contact		**Terex USA, LLC Sales Contact**	
Name:	Jose Gutierrez	**Name:**	Andrew Thweatt
Title:		**Title:**	
Telephone:	+1 (310) 349-1657	**Telephone:**	9096816190
Fax:		**Fax:**	
Email:	jgutierrez@cityofhawthorne.org	**Email:**	andrew.thweatt@terex.com

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AGENDA ITEM NO. 11.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Public Works

City Manager: Department Head:

SUBJECT:
Approval of the Purchase of One (1) Big Joe Electric Forklift and Charging Equipment from Big Joe California in an Amount Not to Exceed $98,200.00.

RECOMMENDED MOTION:
Staff recommends that the City Council approve the purchase of one (1) Big Joe LPE100S electric forklift, including one (1) external fast charger, from Big Joe California in an amount not to exceed $98,200.00, inclusive of applicable taxes and delivery, and authorize the City Manager or his designee to execute the necessary purchasing documents, subject to the availability and approval of California Clean Off-Road Equipment Voucher Incentive Project (CORE) funding.

DISCUSSION:
The Public Works Department is requesting authorization to purchase one (1) electric forklift to support daily maintenance operations and begin transitioning the City's existing forklift fleet to zero-emission equipment in accordance with regulations established by the California Air Resources Board (CARB). CARB's Zero-Emission Forklift Regulation requires the gradual phase out of certain gasoline and propane powered forklifts beginning in 2026, with replacement deadlines based on equipment type and model year. The City currently operates three (3) forklifts and plans to begin replacing these units in 2027, with the goal of transitioning all three to zero-emission equipment by 2030 to meet applicable regulatory requirements.

Rather than replacing all three forklifts simultaneously, the Department proposes a phased replacement approach to distribute costs over multiple fiscal years while maintaining daily operations. The proposed purchase consists of one (1) Big Joe LPE100S electric forklift with a lifting capacity of 10,000 pounds, an integrated lithium-ion battery, and an external fast charger. The forklift will assist staff with loading and unloading deliveries, transporting heavy materials, and performing maintenance activities throughout the City Yard. The purchase will also support operations at the City's new Public Works Maintenance Facility while reducing fuel consumption, emissions, and routine maintenance costs.

Additionally, the proposed forklift qualifies for potential financial incentives through California's Clean Off-Road Equipment Voucher Incentive Project (CORE), administered by CALSTART on behalf of CARB. The City may receive a $15,000 base voucher for the forklift and an additional $3,000 incentive for charging equipment, resulting in a total potential savings of $18,000. After applying these incentives, the total anticipated purchase cost is $98,200, including taxes and delivery. By beginning the replacement process now, the City can take advantage of available state funding, minimize the financial impact of future equipment replacements, and proactively prepare for compliance with CARB's zero-emission requirements.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The proposed purchase will support the City's sustainability initiatives by introducing zero-emission equipment into Public Works operations. The electric forklift will reduce reliance on fossil fuels, eliminate direct exhaust emissions during operation, and reduce noise associated with traditional combustion-powered equipment.

FISCAL IMPACT:
None. Funds for this equipment have been approved and allocated in the FY 26-27 Equipment funds.

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

ATTACHMENTS
Quote

BIG JOE CALIFORNIA

1112 E Dominguez St, Carson, CA 90746 | 714-363-6976 | bigjoeca.com

EQUIPMENT PROPOSAL

Two (2) Big Joe LPE100S — Integrated Lithium-Ion Pneumatic Forklifts with External Fast Chargers

PREPARED FOR

City of Hawthorne
Department of Public Works
Jose Gutierrez — Master Mechanic, Equipment Division
4455 West 126th Street
Hawthorne, CA 90250
Equipment Division — Department of Public Works

QUOTE DETAILS

Date: September 17, 2026
Valid Through: October 17, 2026
Prepared By: Matt Kelley
matthew@bigjoeca.com | (714) 363-6976
Quote #: BJC-2026-0917-HAW



Big Joe LPE100S — 10,000 lb. Integrated Lithium-Ion Pneumatic Forklift · Quantity Two (2)

EQUIPMENT

CONFIGURATION	QTY	UNIT PRICE	EXTENDED
Big Joe LPE100S-189-460AH 10,000 lb. cap. @ 24" LC | Solid pneumatic | 36.8 kWh (80V/460Ah) integrated Li-ion | 3-stage FFL mast, 189" lift | Sideshifting fork positioner | Onboard 120V/240V charger standard	2	$100,000.00	**$200,000.00**
External Fast Charger — 480VAC / 3-Phase One (1) per truck | 480VAC three-phase input | External charging unit supporting faster turnaround than the standard onboard charger	2	$5,000.00	**$10,000.00**
Equipment Subtotal			**$210,000.00**

PRICING — PER UNIT AND TOTAL

COST BREAKDOWN	PER UNIT	TOTAL — 2 UNITS
Big Joe LPE100S-189-460AH 10,000 lb. integrated lithium-ion pneumatic forklift	$100,000.00	$200,000.00
External Fast Charger 480VAC three-phase, one per truck	$5,000.00	$10,000.00
Equipment Subtotal	$105,000.00	$210,000.00
California Sales Tax — 10.5% Hawthorne combined rate, calculated on the pre-voucher amount	$11,025.00	$22,050.00
CORE Base Voucher Point-of-sale discount on the forklift	-$15,000.00	-$30,000.00
CORE Infrastructure Enhancement Applied toward the external charger	-$3,000.00	-$6,000.00
Delivery Local delivery to the Hawthorne yard, not subject to sales tax	$175.00	$350.00
OUT-THE-DOOR COST Net of all CORE funding, including tax and delivery	$98,200.00	$196,400.00

CORE Program Funding

WHAT CORE COVERS	PER UNIT	TOTAL — 2 UNITS
Base Voucher — LPE100S New forklift, 8,001–12,000 lb. lift capacity category	$15,000.00	$30,000.00
Infrastructure Enhancement — Charger Maximum allowed for this lift capacity class	$3,000.00	$6,000.00
Total CORE Funding	$18,000.00	$36,000.00

★ CALIFORNIA CORE PROGRAM

The Big Joe LPE100S is listed on California's Clean Off-Road Equipment Voucher Incentive Project (CORE) approved equipment catalog. CORE is administered by CALSTART on behalf of the California Air Resources Board. Big Joe California is an approved CORE dealer and prepares and submits the voucher request on the City's behalf, then carries it through redemption — no application work falls to the City.

Two funding components apply. The base voucher of $15,000 per unit is the published amount for new forklifts in the 8,001–12,000 lb. lift capacity category. Separately, CORE offers an infrastructure enhancement toward the purchase and basic installation of the external charger, capped at $3,000 per piece of CORE-funded equipment at this lift capacity. One enhancement is permitted per forklift, so two trucks earn $6,000 total toward the two chargers.

The infrastructure enhancement is not intended to cover make-ready costs such as transformers, trenching, or conduit. Those remain part of the new yard's electrical scope.

CORE funding may not be applied to taxes or fees. All federal, state and local taxes are the purchaser's responsibility, which is why sales tax above is calculated on the pre-voucher equipment amount as it will appear on the invoice.

Vouchers are issued first-come, first-served while program funding remains available. CORE-funded equipment must operate within California for three years from redemption, run a minimum of 200 hours per year, and share telematics data with the program administrator during that period. Public agencies may submit a Letter of Intent in place of a Purchase Order where procurement rules require it.

BIG JOE LPE100S — PRODUCT HIGHLIGHTS

10,000 lb. Integrated Lithium-Ion Four-Wheel Pneumatic Electric Forklift · Quantity Two (2) · CORE Voucher Eligible

The LPE100S is the heavy end of the Big Joe lithium line — a 10,000 lb. capacity pneumatic truck engineered to replace a diesel or large-frame propane forklift outright. A 36.8 kWh integrated lithium pack, a wide stance and heavy solid pneumatic tires give it stability under full load on outdoor surfaces, and the IPX4-rated sealed design lets it work in the weather a municipal yard sees year round.

Each truck in this proposal is supplied with an external 480VAC three-phase fast charger in addition to the standard onboard charger, giving the Equipment Division faster turnaround between shifts than wall-outlet charging alone. Both the trucks and the chargers draw CORE funding, and with fuel, oil changes, filters and engine service eliminated, cost of ownership over a municipal duty cycle lands well below the diesel equivalent.



Capacity & Power

- 10,000 lb. rated capacity @ 24" load center
- 36.8 kWh (80V / 460Ah) UL-recognized integrated Li-ion battery
- Standard onboard charger — 120V or 240V single-phase
- External 480VAC three-phase fast charger included (one per truck)
- CORE voucher eligible — $15,000 base voucher per unit
- Zero battery maintenance — no watering, no acid, no battery room

Performance & Technology

- Travel speed: 8.7 mph laden / 9.0 mph unladen
- Lift speed: 51 fpm laden / 88.5 fpm unladen
- Gradeability: 14% laden / 15% unladen
- AC drive and AC hydraulic pump motors with CAN-bus control
- Precision mast control with regenerative braking
- Bluetooth LED display, telematics, and onboard diagnostics
- Curve control speed reduction and auto-speed control
- IPX4 water-resistance rating for outdoor duty

Mast & Dimensions

- 3-stage full free-lift mast — 189" maximum lift height
- Mast lowered height: 91.0" | Free lift: 44.5"
- Overall width: 61.0" | Overall length: 168.5"
- Outside turning radius: 109.0" | Wheelbase: 78.7"
- Basic right-angle stack: 178.6" (add load length & clearance)
- Forks: 2.2 × 6 × 48 in. | Tilt: 6° fwd / 6° back
- Solid pneumatic tires: 28×12.5-15 front / 23×10-12 rear

Warranty

- 84 months / 12,000 hrs — Integrated Li-ion battery
- 36 months / 6,000 hrs — Frame & powertrain
- 24 months / 4,000 hrs — Full truck warranty
- Big Joe services the forklift, battery AND charger

Included Standard

- Sideshifting fork positioner with 4-function hydraulics
- Adjustable suspension seat with armrests
- Rear grab bar with horn and rear blue light
- 48" load backrest, high-strength overhead guard, power steering

TERMS & NOTES

- Pricing reflects two (2) Big Joe LPE100S-189-460AH forklifts, each supplied with one (1) external 480VAC three-phase fast charger. The standard onboard 120V/240V charger remains included with each truck.
- California sales tax is calculated at the Hawthorne combined rate of 10.5% on the pre-voucher equipment subtotal, as it will appear on the invoice. Sales to California cities are subject to sales and use tax; only sales to the federal government are exempt.
- Delivery is $175.00 per unit for local delivery to the Hawthorne yard and is shown separately from the taxable equipment amount.
- CORE voucher amounts shown are the current published figures for this equipment category and are subject to CALSTART approval and to program funding remaining available at the time of application.
- Charger placement and circuit requirements should be confirmed with the City's electrical contractor while the new yard design is still in progress. Big Joe California will provide charger specifications on request.
- If the equipment is domiciled in a designated disadvantaged or low-income community for the full three-year participation period, an additional voucher enhancement may apply. Big Joe California will verify the site designation as part of the voucher request.
- Lease and municipal financing options are available and can be added to this proposal on request.

- Operator familiarization training and pre-delivery inspection are included. Big Joe California services the forklift, battery, and charger.
- Lead times vary by configuration; current availability will be confirmed at order placement.

Matt Kelley | Big Joe California | matthew@bigjoeca.com | (714) 363-6976

Prices valid through October 17, 2026. Sales tax shown at the Hawthorne combined rate of 10.5% on the pre-voucher equipment amount. CORE funding subject to program availability and CALSTART approval.

Accepted By:

_____
Name

_____
Title

_____
Date

AGENDA ITEM NO. 12.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: Information Technology

City Manager: Department Head:

SUBJECT:
Approval of DigEplan Electronic Plan Review Software and Implementation Services to Replace "Bluebeam."

RECOMMENDED MOTION:
Staff recommends that the City Council approve the Agreement with Tyler Technologies and authorize the City Manager or his designee to execute the agreement.

DISCUSSION:
The City currently utilizes "Bluebeam" software to review, mark up, and process building plans and related documents submitted to the Building and Safety, Planning, and other City departments involved in the permitting and development review process. However, Bluebeam is no longer supported within the City's Tyler Technologies Enterprise Permitting and Licensing (EP&L) environment. The existing software has also experienced frequent crashes and stability issues, resulting in lost work, interruptions to plan reviews, and reduced staff efficiency. Tyler Technologies is transitioning its customers to "DigEplan," a fully integrated electronic plan review solution designed to work directly within the existing EP&L environment. Moving to DigEplan will address the current software reliability and compatibility issues while providing a more streamlined and coordinated plan review process across City departments.

The proposed "DigEplan" package includes licensing for up to 20 users and five additional light users, along with document comparison, calibrated measurements, standardized comments, real-time collaboration, and advanced markup tools. The package also includes additional AI and GIS capabilities intended to support the City's plan review operations. Implementation services will include system configuration, integration with the City's existing permitting processes, staff training, project management, and assistance transitioning to the new platform. Upon successful implementation, DigEplan is intended to replace Bluebeam for the City's electronic plan review operations, providing a more integrated and consistent approach to reviewing building plans and related documents.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:
This project supports the City's efforts to streamline development review and permitting processes, improve coordination between departments, and enhance services provided to residents, businesses, and the development community.

FISCAL IMPACT:
None, for two years. It will be paid for out of existing budgeted ARPA Funding.

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

ATTACHMENTS
Tyler Agreement

Quoted By:	Andrew Meyer
Quote Expiration:	12/31/26
Quote Name:	DigEPlan

Sales Quotation For:
HAWTHORNE, CA CITY OF
ATTN: ACCOUNTS PAYABLE
4455 WEST 126TH STREET
HAWTHORNE CA 90250-0000

Professional Services

Description	Quantity	Unit Price	Extended Price	Maintenance
Professional Services				
DigEplan Implementation Services	116	$ 225	$ 26,100	$ 0
DigEplan PM Services	24	$ 225	$ 5,400	$ 0
TOTAL:			**$ 31,500**	**$ 0**

Subject to Approval

Third-Party Hardware, Software and Services

Description	Qty	Unit Price	Unit Discount	Total Price	Unit Maint /SaaS	Unit Maint/SaaS Discount	Total Maint / SaaS
Third Party							
DigEplan Premium	1	$ 0	$ 0	$ 0	$ 34,000	$ 0	$ 34,000
TOTAL				**$ 0**			**$ 34,000**

Summary	**One Time Fees**	**Recurring Fees**
Total Services	$ 31,500	$ 0
Total Third-Party Hardware, Software, Services	$ 0	$ 34,000
Summary Total	**$ 31,500**	**$ 34,000**

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

Subject to Approval

- License fees for Tyler and third party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
    - Implementation and other professional services fees shall be invoiced as delivered.
- Expenses associated with onsite services are invoiced as incurred.

Comments

SaaS Monthly Fees are rounded to the nearest dollar. The Annual Fee value represents the cost to the customer.

DigEplan Pro. Your use of DigEplan Pro is subject to the LCT Software LLC Subscription Terms & Conditions found here: https://www.tylertech.com/client-terms/lct-software-llc-an-avolve-company-subscription-terms-conditions. By signing a Tyler Agreement or Order Form including DigEPlan Pro, or accessing, installing, or using DigEplan Pro, you agree that you have read, understood, and agree to such terms.

Cost Breakdown:

- Year 1 - $34,000 - DigEplan **Premium** Bundle up to 20 users, 5 light users
- Year 2 - $34,000 - DigEplan **Premium** Bundle up to 20 users, 5 light users
- Implementation - $31,500
- 2-year Total - $99,500

DigEplan Premium:

Specially designed software package for Tyler EP&L Customers, includes all the features offered with DigEplan Core + premium features (AI + GIS)

Subject to Appr

Fee includes up to 20 users + 5 light users

Features Available:

• Compare & Overlay

• Calibrated Measurements

• Standard Comments

• Real-time Collaboration

• SSO/MFA

• Doc Composer

• Markup Calculator

• Custom Data Fields

• Advanced Markup Library

DigEplan Digital Projects - included with Premium ($0)

Online Plan Submission (Civic Access Integration)

This is required functionality for EP&L – DigE integration

One-Time Implementation Fees

Professional Implementation Services - DigEplan - 116 hours

Current/future state analysis, best practice consulting, configuration, troubleshooting assistance, end-user training, and production cutover support for the DigEplan Core implementation.

Delivered remotely by a Tyler Implementation Consultant.

Subject to Approval

Project Management Services - DigEplan - 24 hours

Internal resource coordination, project planning, and recurring client status calls related to the DigEplan Standard implementation.

Delivered remotely by a Tyler Project Manager.

Scope of Work

All services delivered remotely.

Tyler will deploy and implement DigEplan for existing Enterprise Permitting & Licensing processes. Services included in this proposal are estimated assuming Enterprise Permitting & Licensing processes have been optimized for use with eReviews, and are estimated based on information provided by Hawthorne.

If Hawthorne requires additional Enterprise Permitting & Licensing process configuration for optimal use with eReviews or DigEplan, additional services fees will apply. Services may be purchased at the rates included in this proposal for a period of no more than 6 months following client-execution of this proposal.

Subject to Approval

AGENDA ITEM NO. 13.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: City Manager

SUBJECT:
CalPortland Concrete Batch Plant at 339 S. Aviation Blvd. (A. Monteiro)

AGENDA ITEM NO. 14.

CITY OF HAWTHORNE
City Council
AGENDA BILL
For the meeting of 10/27/2026
Originating Department: City Attorney

SUBJECT:
CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to Gov't. Code Section 54956(d)(1)

Name of Case: *Carlos Leon, et al. v. City of Hawthorne, et al.*
LASC Case No. 23TRCV00302