Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers or in the City Clerk's office. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

COMPTON CITY COUNCIL
AGENDA

06/24/2025

5:30 PM – PUBLIC MEETING
5:45 PM – PUBLIC HEARING

205 S. WILLOWBROOK AVE
COMPTON, CA 90220

HEARING(S)

THE CITY'S FISCAL YEAR 2025-2029 CONSOLIDATED PLAN AND THE FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN on TUESDAY, JUNE 24, 2025 @ 5:45 PM

OPENING

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. A REQUEST TO RECEIVE AND FILE THE FISCAL YEAR 2022-2023 AUDITED FINANCIAL STATEMENTS, THE FISCAL YEAR 2022-2023 SINGLE AUDIT REPORT, AND THE FISCAL YEAR 2022-2023 UNAUDITED MANAGEMENT'S DISCUSSION AND ANALYSIS OF THE CITY OF COMPTON

2. PROFESSIONAL SERVICES PRESENTATION - WEAVER AND TIDWELL LLP - City Controller Sharon Rahban

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

CITY MANAGER

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR TOWNSEND PUBLIC AFFAIRS FOR GOVERNMENT RELATIONS AND LOBBYING SERVICES FOR FISCAL YEARS 2025-2026, THROUGH 2027-2028 WITH THE OPTION OF TWO (2) ONE-YEAR RENEWAL EXTENSIONS FOR THE AMOUNT OF $96,000 ANNUALLY

4. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL FROM ST. NICK'S CHRISTMAS LIGHTING AND DECOR FOR THE INSTALLATION AND REMOVAL OF LIGHTING AND HOLIDAY DECORATIONS AND ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-NINE THOUSAND SEVEN HUNDRED NINETY DOLLARS ($199,790)

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

5. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

APPOINTMENT OF MAYOR PRO TEM - COUNCILMAN ANDRE SPICER

UNFINISHED BUSINESS

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026

7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH WEAVER AND TIDWELL LLP ($164,550) FOR PROJECT MANAGEMENT SERVICES FOR THE IMPLEMENTATIN FO THE CITY'S ENTERPRISE RESOURCE PLANNING SOFTWARE, AND TO ISSUE A

PURCHASE ORDER IN THE AMOUNT OF ONE-HUNDRED SIXTY-FOUR THOUSAND FIVE-HUNDRED FIFTY DOLLARS ($164,550) TO WEAVER AND TIDWELL, LLP.

NEW BUSINESS

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING AND AUTHORIZING THE SUBMISSION OF THE CITY'S FISCAL YEAR 2025-2029 CONSOLIDATED PLAN AND THE FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND USE OF FUNDS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), THE HOME INVESTMENT PARTNERSHIP GRANT (HOME) PROGRAMS

9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO ENTER IN TO A RIGHT-OF-WAY USE AGREEMENT WITH THE GATEWAY COUNCIL OF GOVERNMENTS FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE GATEWAY CITIES REGIONAL FIBER OPTIC NETWORK WITHIN THE CITY'S BOUNDARIES, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RIGHT-OF-WAY AGREEMENT, AND THE CITY MANAGER OR DESIGNEE TO ADMINISTER THE AGREEMENT, INCLUDING APPROVING FINALIZED PLANS AND ANY OTHER ACTIONS IN CONNECTION WITH THE AGREEMENT

10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE-YEAR PROFESSIONAL AND INVESTIGATIVE SERVICES AGREEMENT WITH THE TITAN GROUP NOT TO EXCEED A TOTAL OF $300,000 PER YEAR AND TO APPROVE A PURCHASE ORDER NOT TO EXCEED $35,715.85 FOR THE PURPOSE OF FULFILLING FY2024-2025 OUTSTANDING INVOICES FOR THE HUMAN RESOURCES DEPARTMENT

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT AND ESTABLISH A PURCHASE ORDER TO ANGELES CONTRACTOR, INC. FOR THE COUNCIL CHAMBERS REMODELING PROJECT ($983,337.98).

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE 2024-2025 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS AND ENTER INTO A MULTI-YEAR AGREEMENT WITH COMMLINE, INC THROUGH THE NASPO VALUEPOINT COOPERATIVE PURCHASING PROGRAM FOR THE PROCUREMENT, PROGRAMMING, AND SERVICING OF SIXTY-FIVE (65) LA-RICS-ENABLED PORTABLE UHF RADIOS TO SUPPORT AND ENHANCE COMMUNICATION CAPABILITIES WITHIN THE COMMUNITY IMPROVEMENT SERVICES DEPARTMENT ($217,530.50)

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE GRANTS MANAGEMENT

DEPARTMENT FISCAL YEAR 2024-2025 BUDGET AND ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER WITH CUERNAVACA'S GRILL AND EVERYTABLE FOR SENIOR MEALS ON WHEELS PROGRAM IN THE AMOUNT OF ($200,000)

14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH GATEWAY CITIES COUNCIL OF GOVERNMENTS FOR THE PURCHASE OF SERVICES OF 1% SB2-PLHA (PERMANENT LOCAL HOUSING ALLOCATION IN AN AMOUNT NOT TO EXCEED SIX THOUSAND FIVE-HUNDRED NINETY-NINE DOLLARS ZERO CENTS ($6,599.00)

15. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ORDERING CHARGES FOR SOLID WASTE DELINQUENCIES TO BE COLLECTED ON THE LOS ANGELES COUNTY TAX ROLL FOR FISCAL YEAR 2025-2026 FOR OUTSTANDING BALANCES FOR TAX ROLL BILLING FOR FISCAL YEAR 2024-2025

16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE AN AMENDMENT TO THE WATER DEPARTMENT'S FY2024-2025 BUDGET, AND TO AUTHORIZE THE CITY MANAGER TO ISSUE AN ADDITIONAL PURCHASE ORDER OF EIGHTEEN-THOUSAND TWENTY-SEVEN DOLLARS AND SEVENTY CENTS (18,027.70) FOR ROBERT HALF INTERNATIONAL INC.'S PAST DUE INVOICES FOR ACCOUNTING TEMP AGENCY SERVICES.

17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT FOR THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT AUTHORITY

18. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE AN INSURANCE BINDER WITH ALLIANT INSURANCE SERVICES FOR RENEWAL OF THE CITY'S INSURANCE POLICY PORTFOLIO FOR FISCAL YEAR 2025-2026 AND FINANCE AGREEMENTS FOR FISCAL YEAR 2025-2026

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 7/1/2025 5:30 PM

Visit our website at http://www.comptoncity.org

June 17, 2025

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **CITY CONTROLLER**

SUBJECT: **A REQUEST TO RECEIVE AND FILE THE FISCAL YEAR 2022-2023 AUDITED FINANCIAL STATEMENTS, THE FISCAL YEAR 2022-2023 SINGLE AUDIT REPORT, AND THE FISCAL YEAR 2022-2023 UNAUDITED MANAGEMENT'S DISCUSSION AND ANALYSIS OF THE CITY OF COMPTON**

SUMMARY

Adoption of this Resolution will formally acknowledge the receipt and filing of the Fiscal Year 2022-2023 Single Audit Report and the issuance of related financial statements.

BACKGROUND

Eadie & Payne LLP has audited the Fiscal Year 2022-2023 financial statements for the City of Compton as is required by the City to remain compliant with bond contractual requirements and granting agency requirements.

The audit consisted of the examination of the financial statements of the governmental activities, business related activities, use of each major fund, and the aggregate remaining fund information. The audit report includes the comprised related notes to the financial statements for the City of Compton as of June 30, 2023. The auditor performed tests of the City of Compton's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. The audit additionally included services to report on supplementary information other than the Required Supplementary Information (RSI) that accompanies City of Compton's financial statements. Services, such as comparing and reconciling accounting information and other records used to prepare the financial statements in accordance with the auditing standards generally accepted in the United States of America, were provided. Upon completion of the audit, Eadie & Payne LLP provided a written report and an opinion of the financial statements.

The objective of their audit was to provide an opinion as to whether the City's financial statements are appropriately and accurately presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). The objective also includes reporting on the precedence of internal controls over financial reporting in accordance to the laws and regulations set by the Government Auditing Standards.

The City has prepared its Management's Discussion and Analysis for Fiscal Year 2022-2023 (the "MD&A") to accompany the audited financial statements; however, the MD&A was not prepared and submitted to Eadie & Payne LLP in time to be included in its review of the City's financial statements. The audit letter submitted by Eadie & Payne LLP states

that, while the missing MD&A is required by the Governmental Accounting Standards Board as an essential part of the financial reporting for placing the City's basic financial statements in an appropriate operational, economic, or historical context, the opinion provided by Eadie & Payne LLP on the City's basic financial statements is not affected by the missing information.

STATEMENT OF THE ISSUE

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, the auditor performed tests on the City of Compton's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements.

The Uniform Guidance requires that the auditor plan and perform the audit to obtain reasonable assurance about whether the City has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. The purpose of these procedures was to express an opinion of the City of Compton's compliance with requirements applicable to each of its major programs in their report on compliance issued pursuant to the Uniform Guidance.

Financial Highlights:

- The assets and the deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the Fiscal Year 2022-2023 by approximately $79.1 million (*net position*), which is approximately $60.3 million higher than the previous year's net position. This is due primarily to decreases in expenses of Governmental Activities of $22.5 million, Business-Type activity expense decreases of $2.1 million, increases in property taxes of $4.7 million, increases in investment earnings of $5.3 million, and increases in utility user taxes of $2.7 million. The unrestricted portion of net position as of June 30, 2023 increased by approximately $37.0 million to ($219.0) million accumulating more resources that may be used to meet the City's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City's Governmental Funds (e.g. General Fund, Capital Projects Funds, Special Revenue Funds, etc.) reported combined fund balances of approximately $218.7 million, an increase of approximately $28.2 million from the prior year. Of this amount, $197.7 million, or approximately 90.4%, of total fund balances are reported as either "Nonspendable" ($1.7 million), "Assigned" ($142 thousand), "Committed" ($552 thousand), or "Restricted" ($195.3 million) fund balances. The increase in the City's governmental funds combined fund balances reported was primarily driven by increases in tax revenue (by approximately $6.7 million).
- The City's net capital assets (land, buildings, equipment, infrastructure, less accumulated depreciation) were at $209.9 million as of June 30, 2023, increasing

by $1.4 million over the previous year due mainly to an increase in infrastructure capital assets.

- The City's net long-term liabilities increased by $10.6 million to $416.2 million, primarily as a result of the increase in the Pension liability of approximately $51.4 million, combined with a decrease in Other Post Employment Benefits Payable (OPEB) liability of $35.2 million as well as a decrease in long term Bonds and notes payable of approximately $5.5 million, for Fiscal Year 2022-2023.
- The City's deferred inflow on resources decreased by $25.5 million to $64.5 million, primarily as a result of a combination of a decrease of Pension deferred inflows of approximately $46.5 million in net differences between projected and actual earnings on pension plan investments, as well as an increase in OPEB deferred inflows of $19.6 million from the difference between the expected and actual experience of the OPEB plan, as well as from changes in assumptions in the OPEB plan. Additionally, the City's deferred outflows increased by $13.3 million, or 22.8% due to a combination of an increase of $25.9 million from Net Difference between Projected and Actual Earnings on Pension Plan Investments and pension plan changes in assumptions, with a decrease of $12.6 million from OPEB plan changes of assumptions.
- During FY 2022-2023, Sales Taxes decreased by approximately $6.8 million or 19.5%. The City saw a decrease in Sales Tax due to a decrease in spending.
- Utility User Taxes increased by approximately $2.7 million, or 22.2%, during FY 2022-2023, as a result of increased commercial and industrial activity within the City.
- Investment earnings increased by $5.6 million or 441.1% during Fiscal Year 2022-2023, primarily due to an increase in market interest rates.

Audit Findings:

In addition to the unqualified opinion on the audited financial statements, the City received an updated list of auditor findings. Auditor findings are deficiencies found by the auditors while conducting the audit in areas of internal control, accounting errors, and non-compliance with grant, legal, or contractual requirements.

Corrective Action Plan:

The City Controller and the City Manager have provided responses as well as a corrective action plan to the auditor to address the findings. In order for the City to overcome these findings the City Controller's Department is currently working with the City Manager's Department to do the following:

- Implement new policies and procedures,
- Fiscal Sustainability Plan implementation
- Fee Study implementation

- Implement new financial accounting software and to program reports where needed
- Provide continued training to staff

Implementing the corrective action plan provided to the auditors, as well as the steps described above will remove audit findings so that the City can operate more efficiently and effectively, obtain more opportunities for outside financing, and become a model for other cities to follow. The audit findings signify that some existing City practices allow for the opportunity for the misappropriation of City assets, as well as the possibility of losing granting opportunities.

FISCAL IMPACT

The impact of completing the Fiscal Year 2022-2023 Audit and releasing the Fiscal Year 2022-2023 Audited Financial Statements as well as the FY 2023 Single Audit Report by the City's auditors allows the City to remain in compliance with grant and contractual requirements. Adoption will also greatly assist with removing the City from the State of California Auditor Department's list of cities with the greatest fiscal risk in the State of California.

RECOMMENDATION

It is the recommendation of staff that the City Council receive and file the attached set of Audited Financial Statements for Fiscal Year 2022-2023, the Single Audit Report for Fiscal Year 2022-2023, and the MD&A for Fiscal Year 2022-2023.

SHARON RAHBAN NAVIZADEH
CITY CONTROLLER

APPROVED FOR FORWARDING:

Willie A. Hopkins Jr.

RESOLUTION NO. _____

A REQUEST TO RECEIVE AND FILE THE FISCAL YEAR 2022-2023 AUDITED FINANCIAL STATEMENTS, THE FISCAL YEAR 2022-2023 SINGLE AUDIT REPORT, AND THE FISCAL YEAR 2022-2023 UNAUDITED MANAGEMENT'S DISCUSSION AND ANALYSIS OF THE CITY OF COMPTON

WHEREAS, adoption of this Resolution will formally acknowledge the receipt and filing of the Fiscal Year 2022-2023 Single Audit Report and the issuance of related financial statements; and

WHEREAS, the audit consisted of the examination of the financial statements of the governmental activities, business related activities, use of each major fund, and the aggregate remaining fund information. The audit report includes the comprised related notes to the financial statements for the City of Compton as of June 30, 2023. The auditor performed tests of the City of Compton's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. The audit additionally included services to report on supplementary information other than RSI that accompanies City of Compton's financial statements. Services, such as comparing and reconciling accounting information and other records used to prepare the financial statements in accordance with the auditing standards generally accepted in the United States of America, were provided. Upon completion of the audit, Eadie & Payne LLP provided a written report and an opinion of the financial statements.

WHEREAS, the objective of the audit was to provide an opinion as to whether the City's financial statements are appropriately and accurately presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). The objective also includes reporting on the precedence of internal controls over financial reporting in accordance to the laws and regulations set by the Government Auditing Standards.

WHEREAS, the City has prepared its Management's Discussion and Analysis for Fiscal Year 2022-2023 (the "MD&A") to accompany the audited financial statements; however, the MD&A was not prepared and submitted to Eadie & Payne LLP in time to be included in its review of the City's financial statements. The audit letter submitted by Eadie & Payne LLP states that, while the missing MD&A is required by the Governmental Accounting Standards Board as an essential part of the financial reporting for placing the City's basic financial statements in an appropriate operational, economic, or historical context, the opinion provided by Eadie & Payne LLP on the City's basic financial statements is not affected by the missing information.

WHEREAS, an audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, their audit involved judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness
of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

WHEREAS, an audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, the auditor communicated to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, Government Auditing Standards, and the Uniform Guidance.

WHEREAS, as part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, the auditor performed tests of City of Compton's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures was not to provide an opinion on overall compliance and they did not express such an opinion in the City's report on compliance issued pursuant to *Government Auditing Standards*.

WHEREAS, the Uniform Guidance requires that the auditor also plan and perform the audit to obtain reasonable assurance about whether the City has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Their procedures consisted of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of City of Compton's major programs. The purpose of these procedures was to express an opinion on City of Compton's compliance with requirements applicable to each of its major programs in their report on compliance issued pursuant to the Uniform Guidance.

WHEREAS, the auditors provided an "unqualified" opinion on the financial statements.

WHEREAS, a qualified opinion on the prior financial statements did change to an unqualified opinion in the FY2021-2022 Audit when prior matters were rectified. The City's Accounting Division performed the accounting research and work necessary to correct these matters.

WHEREAS, in addition to the unqualified opinion on the audited financial statements, the City received an updated list of auditor findings. Auditor findings are deficiencies found by the auditors while conducting the audit in areas of internal control, accounting errors, and non-compliance with grant or contractual requirements.

WHEREAS, the City Controller and the City Manager have provided responses as well as a corrective action plan to the auditor to address the findings. In order for the City to overcome these findings the City Controller's Department is currently working with the City Manager's Department to do the following:

- Implement new policies and procedures,
- Fiscal Sustainability Plan implementation
- Fee Study implementation
- Implement new financial accounting software and to program reports where needed
- Provide continued training to staff

WHEREAS, implementing the corrective action plan provided to the auditors, as well as the steps described above will remove audit findings so that the City can operate more efficiently and effectively, obtain more opportunities for outside financing, and become a model for other cities to follow. The audit findings signify that some existing City practices allow for the opportunity for the misappropriation of City assets, as well as the possibility of losing granting opportunities.

WHEREAS, the impact of completing the Fiscal Year 2022-2023 Audit and releasing the Fiscal Year 2022-2023 Audited Financial Statements as well as the Fiscal Year 2022-2023 Single Audit Report by the City's auditors allows the City to remain in compliance with grant and contractual requirements. Adoption will also greatly assist with removing the City from the State of California Auditor Department's list of cities with the greatest fiscal risk in the State of California.

WHEREAS, it is the recommendation of staff that the City Council adopt this Resolution to receive and file the attached set of Audited Financial Statements for Fiscal Year 2022-2023, and the Single Audit Report for Fiscal Year 2022-2023.

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

Section 1. Receive and File the Fiscal Year 2022-2023 Audited Financial Statements, Fiscal Year 2022-2023 Single Audit, and the unaudited MD&A.

Section 2. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, and City Controller.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2024.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS -
NOES: COUNCILMEMBERS -
ABSTAIN: COUNCILMEMBERS -
ABSENT: COUNCILMEMBERS -

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

As management of the City of Compton, California (City) we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for fiscal year ended June 30, 2023.

A) FINANCIAL HIGHLIGHTS

- The assets and the deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the Fiscal Year 2022-2023 by approximately $79.1 million (*net position*), which is approximately $60.3 million higher than the previous year's net position. This is due primarily to decreases in expenses of Governmental Activities of $22.5 million, Business-Type activity expense decreases of $2.1 million, increases in property taxes of $4.7 million, increases in investment earnings of $5.3 million, and increases in utility user taxes of $2.7 million. The unrestricted portion of net position as of June 30, 2023 increased by approximately $37.0 million to ($219.0) million accumulating more resources that may be used to meet the City's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City's Governmental Funds (e.g. General Fund, Capital Projects Funds, Special Revenue Funds, etc.) reported combined fund balances of approximately $218.7 million, an increase of approximately $28.2 million from the prior year. Of this amount, $197.7 million, or approximately 90.4%, of total fund balances are reported as either "Nonspendable" ($1.7 million), "Assigned" ($142 thousand), "Committed" ($552 thousand), or "Restricted" ($195.3 million) fund balances. The increase in the City's governmental funds combined fund balances reported was primarily driven by increases in tax revenue (by approximately $6.7 million).
- The City's net capital assets (land, buildings, equipment, infrastructure, less accumulated depreciation) were at $209.9 million as of June 30, 2023, increasing by $1.4 million over the previous year due mainly to an increase in infrastructure capital assets.
- The City's net long-term liabilities increased by $10.6 million to $416.2 million, primarily as a result of the increase in the Pension liability of approximately $51.4 million, combined with a decrease in Other Post Employment Benefits Payable (OPEB) liability of $35.2 million as well as a decrease in long term Bonds and notes payable of approximately $5.5 million, for Fiscal Year 2022-2023.
- The City's deferred inflow on resources decreased by $25.5 million to $64.5 million, primarily as a result of a combination of a decrease of Pension deferred inflows of approximately $46.5 million in net differences between projected and actual earnings on pension plan investments, as well as an increase in OPEB deferred inflows of $19.6 million from the difference between the expected and actual experience of the OPEB plan, as well as from changes in assumptions in the OPEB plan. Additionally, the City's deferred outflows increased by $13.3 million, or 22.8% due to a combination of an increase of $25.9 million from Net Difference between Projected and Actual Earnings on Pension Plan Investments and pension plan changes in assumptions, with a decrease of $12.6 million from OPEB plan changes of assumptions.
- During FY 2022-2023, Sales Taxes decreased by approximately $6.8 million or 19.5%. The City saw a decrease in Sales Tax due to a decrease in spending.
- Utility User Taxes increased by approximately $2.7 million, or 22.2%, during FY 2022-2023, as a result of increased commercial and industrial activity within the City.
- Investment earnings increased by $5.6 million or 441.1% during Fiscal Year 2022-2023, primarily due to an increase in market interest rates.

B) OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: government-wide financial statements, fund financial statements and notes to basic financial statements. This report also contains supplementary information in addition to the basic financial statements.

UNAUDITED

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities, deferred inflows of resources, with the difference between the four reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave). Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, environmental and human services and debt service. The business-type activities of the City include operations of its Water, Sewer and Solid Waste utilities.

The government-wide financial statements include not only the City itself (known as the primary government), but also activities of three legally separate component units: the Successor Agency of the City of Compton, the Compton Public Finance Authority, and the Compton Housing Authority. Because the City Council acts as (or appoints) the governing board for each of these component units and because they function as part of the City government, their activities are blended with those of the primary government.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds

Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the governmentwide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains 134 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, the Retirement Fund, and the Compton Housing Successor Capital Projects Fund, each of which are considered to be major funds. Data from the other 131 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the Additional Financial Information section of this report.

UNAUDITED

The City adopts an annual appropriated budget for its General Fund, each of its special revenue funds, its debt service fund, and its capital projects fund. A budgetary comparison statement is provided for each of the City's major governmental funds or groups of funds to demonstrate compliance with this budget. The budgetary comparison statement for the General Fund and the Retirement Fund is located in the basic financial statements.

The basic governmental fund financial statements can be found on pages 8-11 of this report.

Proprietary Funds

The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the governmentwide financial statements. The City uses Enterprise Funds to account for its Water, Sewer and Solid Waste utilities. Internal Service Funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the following activities:

- Equipment Usage and Rental
- Central Duplication, and
- Self-Insurance

Because these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the governmentwide financial statements. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water, Sewer, and Solid Waste funds, each of which is considered a major fund of the City. Conversely, the internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements in the Additional Financial Information section of this report. The basic proprietary fund financial statements can be found starting at page 12 of this report.

Notes to the Basic Financial Statements

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 18 - 69 of this report.

Other Information

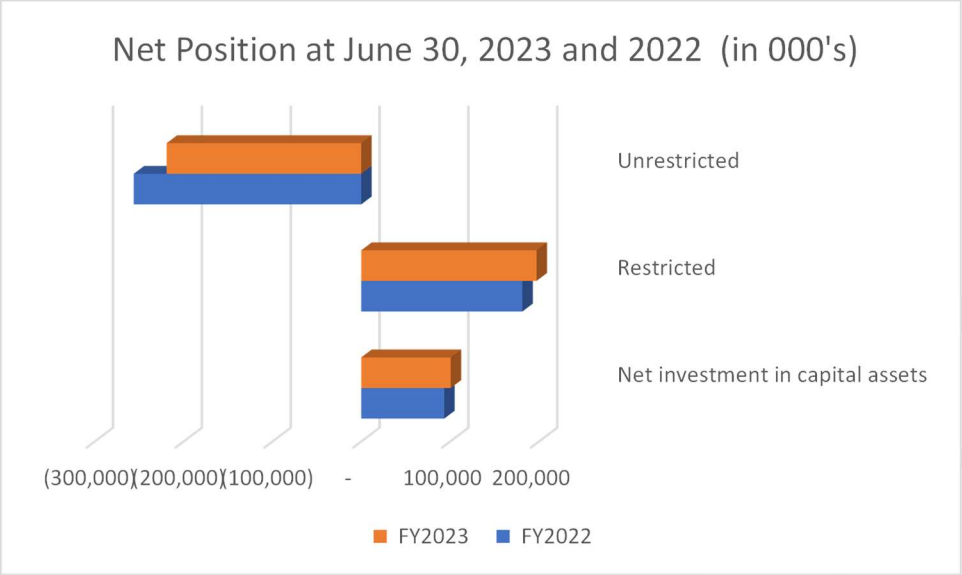
In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on page 70 of this report. The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds, together with information on the Retirement Fund budget comparison, are presented immediately following the required supplementary information on pensions and other postemployment benefits.

C) GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. In the case of the City, assets and deferred outflows exceeded liabilities and deferred inflows by $79.1 million at the close of Fiscal Year 2022-2023.

A large portion of the City's net position, $100.8 million reflects its net investment in capital assets (e.g., land, buildings, utility and general government infrastructure, machinery and equipment, etc.), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

UNAUDITED



Another large portion of the City's net position, $197.4 million is restricted and, as noted earlier, is restricted to meet the City's ongoing obligations to creditors, grantors, and special-levy tax payers. A negative portion of the City's net position, ($219.0 million) represents a deficit in resources that need to be set aside to cover long term liabilities. At the end of the fiscal year, due to the City's financial position and despite the impacts of the COVID-19 pandemic on the City's revenues, the City is able to report improvements in balances in net position for both its governmental activities as well as its business activities.

UNAUDITED

	City of Compton, California (000's)					
	As of June 30, 2023 and 2022					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
ASSETS						
Current assets	$ 235,753	182,711	51,342	43,952	287,095	226,663
Noncurrent Assets	22,823	34,738	26,208	25,729	49,031	60,467
Capital assets	170,367	166,236	39,542	42,262	209,909	208,498
Total assets	428,943	383,685	117,092	111,943	546,035	495,628
Deferred outflows of resources	67,204	53,627	4,497	4,772	71,701	58,399
LIABILITIES						
Current liabilities	49,090	31,823	8,779	7,773	57,869	39,596
Long-term liabilities, net of current portion	346,301	331,840	69,932	73,779	416,233	405,619
Total liabilities	395,391	363,663	78,711	81,552	474,102	445,215
Deferred inflows of resources	59,080	84,916	5,456	5,074	64,536	89,990
NET POSITION						
Net investment in capital assets	100,757	93,453	-	-	100,757	93,453
Restricted	189,027	172,752	8,356	8,644	197,383	181,396
Unrestricted	(248,108)	(277,473)	29,066	21,446	(219,042)	(256,027)
Total net position	$ 41,676	(11,268)	37,422	30,090	79,098	18,822

The City's governmental current assets increased by $53.0 million (primarily due to an increase in property tax revenues of $4.7 million, an increase in investment earnings of $5.3 million, an increase in Charges for services of $1.3 million, and a decrease in Governmental Activities expenses of $22.5 million) to $235.7 million, while current assets for business-type activities increased by $7.4 million to $51.3 million. Net capital assets minimally increased to $209.9 million at June 30, 2023. Long-term liabilities increased by $10.6 million to $416.2 million primarily as a net result of the increase in the Pension liability of approximately $51.6 million, a decrease in OPEB liability of approximately $35.2 million, and a decrease in Bonds and Notes Payable of approximately $5.5 million, for Fiscal Year 2022-2023. Further, Deferred outflows of resources increased by $13.3 million to $71.7 million primarily because of a combination of an increase of $25.9 million from Net Difference between Projected and Actual Earnings on Pension Plan Investments and pension plan changes in assumptions, with a decrease of $12.6 million from OPEB plan changes of assumptions.

UNAUDITED

City of Compton, Change in Net Position (000's)
For the Years Ended June 30, 2023 and 2022

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues						
Program revenues						
Charges for services	$ 18,863	17,551	29,473	28,244	48,336	45,795
Op. grants & cont.	9,268	9,229	-	-	9,268	9,229
Cap. Grants & cont.	7,317	7,534	-	-	7,317	7,534
General Revenues						
Taxes						
Property*	60,300	55,643	-	-	60,300	55,643
Sales	28,023	34,824	-	-	28,023	34,824
Utility user taxes	15,263	12,541	-	-	15,263	12,541
Franchise Taxes	3,399	2,649	-	-	3,399	2,649
Special Assessments	4,227	4,188	-	-	4,227	4,188
Transient occupancy taxes	82	64	-	-	82	64
Real property transfer taxes	203	318	-	-	203	318
Intergovernmental not restricted to specific programs	5,904	8,673	-	-	5,904	8,673
Investment earnings	3,988	(1,305)	325	41	4,313	(1,264)
Other Income	306	707	-	-	306	707
Transfer in from fiduciary fund	42	(7)	(42)	7	-	-
Total Revenues*	157,185	152,609	29,756	28,292	186,941	180,901
Expenses						
General government	23,597	27,104	-	-	23,597	27,104
Public Safety	46,880	43,593	-	-	46,880	43,593
Public Works	13,403	12,598	-	-	13,403	12,598
Management Services	2,574	29,131	-	-	2,574	29,131
Environmental and Human Services	15,234	11,656	-	-	15,234	11,656
Interest on long-term debt	2,554	2,682	-	-	2,554	2,682
Water	-	-	13,306	15,794	13,306	15,794
Rubbish	-	-	6,826	6,350	6,826	6,350
Sewer	-	-	2,292	2,362	2,292	2,362
Total Expenses	104,242	126,764	22,424	24,506	126,666	151,270
Prior Year Adjustment	-	(16,093)	-	183	-	(15,910)
Transfers	-	-	-	-	-	-
Change in Net Position*	52,944	25,847	7,332	3,786	60,276	29,633
Net Position, July 1 (as restated)	(11,268)	(37,115)	30,090	26,304	18,822	(10,811)
Net position, June 30*	$ 41,676	(11,268)	37,422	30,090	79,098	18,822

Total revenues increased from an adjusted amount of $180.9 million for Fiscal Year 2021-2022 to $187.0 million for Fiscal Year 2022-2023, an increase of $6.0 million or 3.3%. The City experienced an increase of 1.1% in tax revenues or $1.3 million. While Franchise Tax, and Special Assessment Taxes saw increases of $750 thousand (28.3% from 1$2.7 million to $3.4 million), and $38 thousand (.91% from $4.2 million to $4.23 million) respectively, certain tax revenues were less affected by the Covid-19 pandemic. Sales Taxes decreased due to a reduction in spending trends, recording a $6.8 million decrease (19.5% from $34.8 million to $28.0 million). Additionally, Property Tax increased by $4.7 million or 8.4% to $60.3 million primarily due to an increase in total assessed values (a 6.69% increase as shown in the Proposition 111 Analysis of the Office of the Assessor of Los Angeles County). Total expenses decreased by $24.6 million from $151.3 million in fiscal year 2021-2022 to $126.7 million in fiscal year 2022-2023 or 16.3%. This decrease in expenses is primarily due to a $19.2 million increase in Deferred outflows related to

UNAUDITED

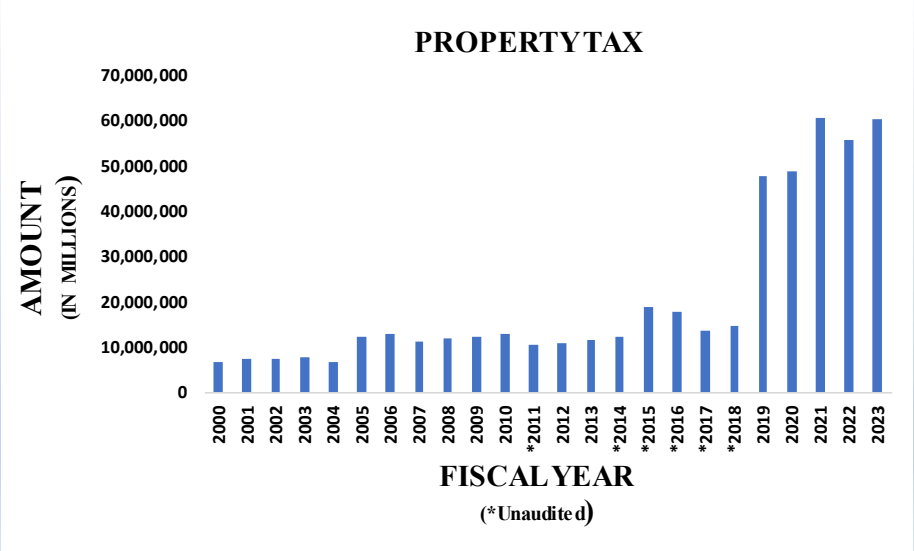
Pension in Governmental Activities, as well as a $1.9 million decrease Governmental Activities expenses mainly due to a decrease in the OPEB liability.

Governmental Activities

The total growth in net position for the Governmental Activities of the City was $53.0 million for the fiscal year ended June 30, 2023 compared to the amount of $9.8 million in fiscal year ended June 30, 2022, a $43.2 million increase. This was mainly due to a decrease on Management Services expenditures by approximately $26.6 million related to a $19.2 million increase in Deferred outflows related to Pension in Governmental Activities, as well as a $1.9 million decrease Governmental Activities expenses mainly due to a decrease in the OPEB liability. Total general revenues and transfers increased $3.4 million compared to the prior year primarily due to the increases in tax revenue. The City of Compton has three major tax sources, sales, property, and utility users' tax. While these sources generally provide for a diversified and stable tax base, which reduces reliance on any one source, this year the City did see significant increases in both utility user tax and property tax, further described below.

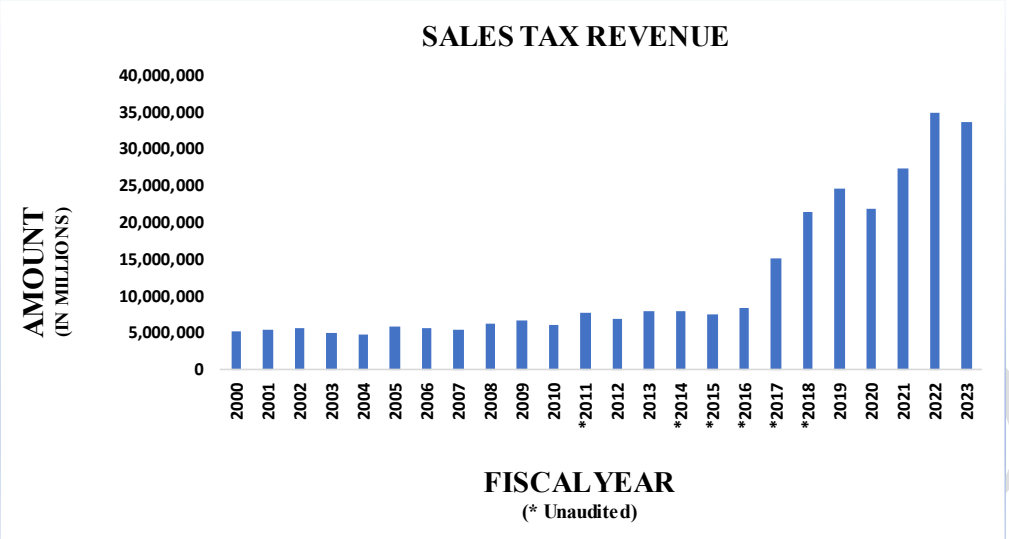
Property Tax

Property taxes are levied based on assessed values, which grew 6.69% (as shown in the Proposition 111 Analysis of the Office of the Assessor of Los Angeles County for new non-residential growth) this past year. This reflects a real estate market in the City of Compton that continues to gain strength resulting in a $4.7 million or 8.4% increase in property tax revenues to a total of $60.3 million from the previous amount of $55.6 million.



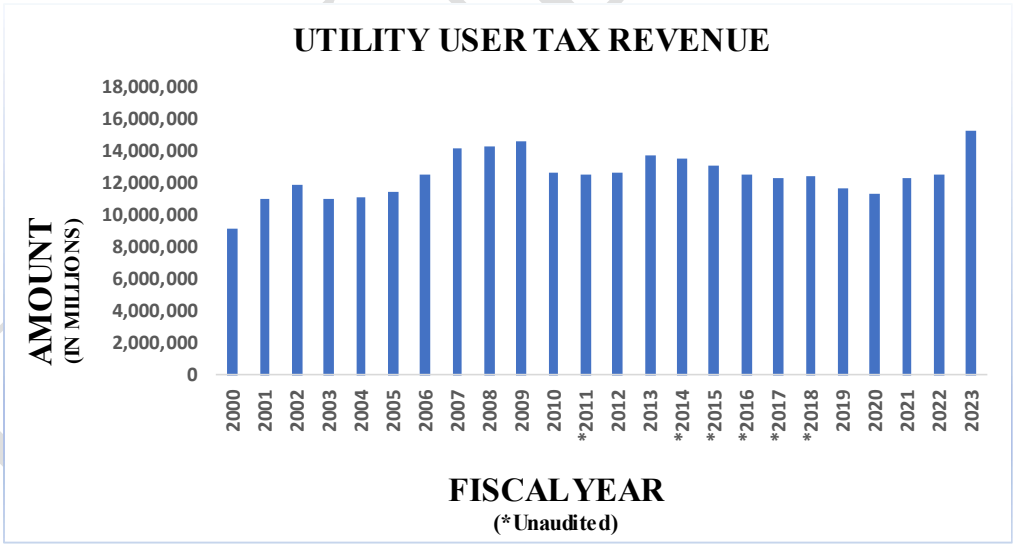
Sales Tax

Sales tax revenue decreased by approximately $6.8 million or 19.5% to $28.0 million in Fiscal Year 2022-2023 compared to Fiscal Year 2021-2022, primarily due to a reduction in spending.



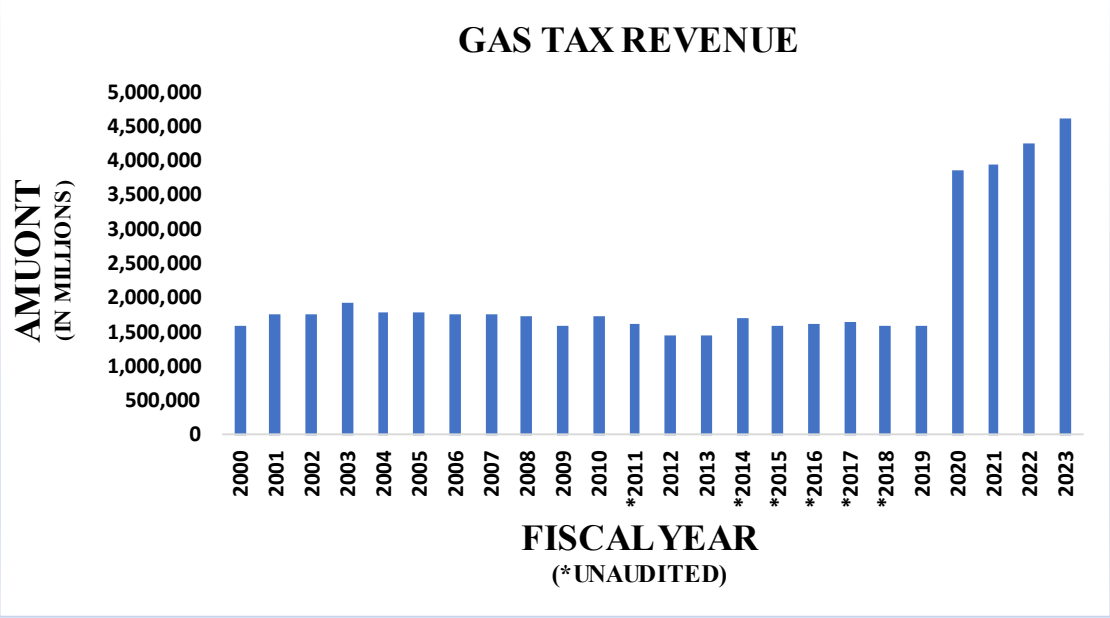
Utility User Taxes

Utility User tax revenue also increased in Fiscal Year 2022-2023 to $15.3 million, increasing approximately $2.7 million or 21.7% from $12.5 million in the prior Fiscal Year. For commercial, industrial, retail and certain other categories of utility user tax, the utility user tax is computed on units of utility usage. As a result, there was an increase in commercial and industrial activities.



Gas Taxes

Gas tax revenues for Fiscal Year 2022-2023 increased by approximately $358 thousand or 8.4% for a total of approximately $4.6 million versus prior year actual receipts of $4.2 million. The increase in revenue is primarily driven by the increase in the cost of gas that occurred during FY2022-2023.



Franchise Taxes

Franchise tax revenues for Fiscal Year 2022-2023 increased by approximately $750 thousand or 28.32% for a total of $3.4 million versus prior year actual receipts of $2.65 million. The increase in revenue is primarily driven by an increase in commercial and industrial activities.

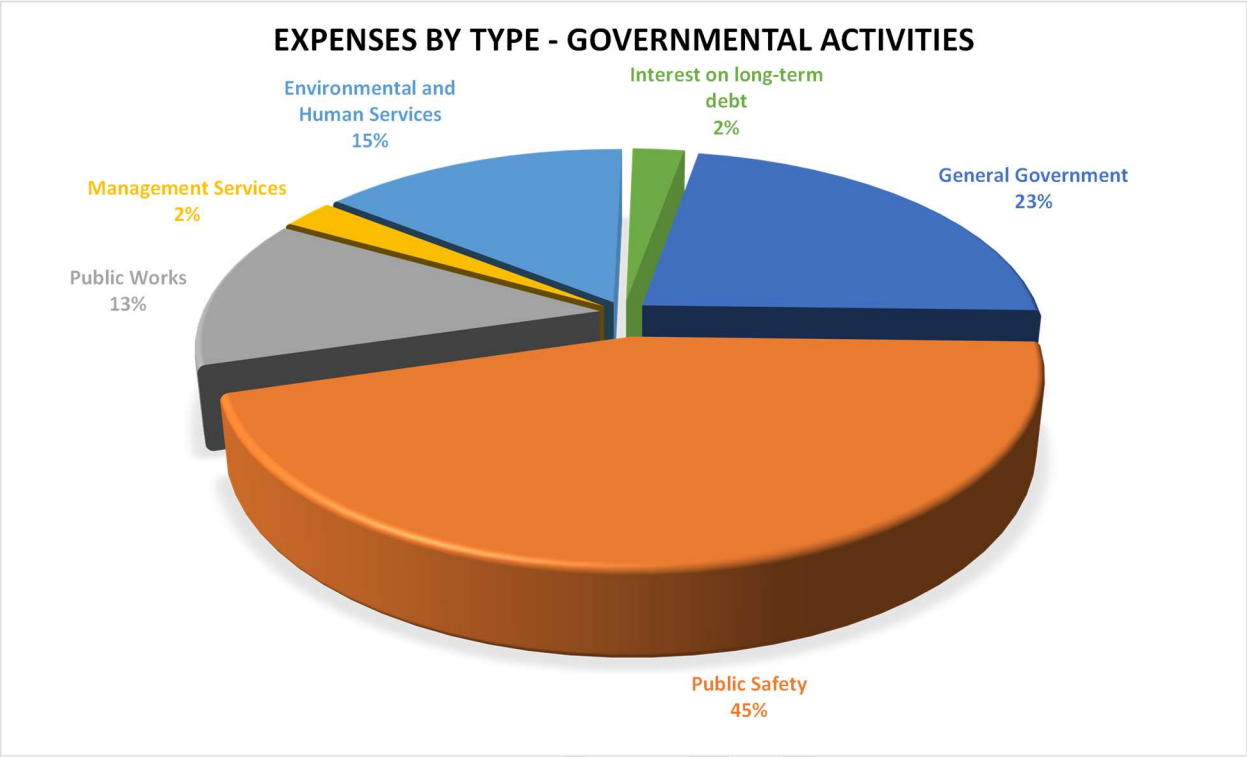
Investment revenues

Investment revenues for Governmental Activities also increased by $5.3 million or 415.4% due to increases in market rates.

Expenses of Governmental Activities

The City continued its efforts to maintain effective cost controls during Fiscal Year 2022-2023, as it did during Fiscal Year 2021-2022. Governmental Activities expenses during Fiscal Year 2022-2023 were allocated as shown in the following chart:

UNAUDITED



Public safety expenses

Public Safety expenses increased by $3.3 million or 7.5% to $46.9 million primarily due to increases in expenditures for salaries and in LA County Sherriff contract costs, approximately $2.1 million combined.

Public works expenses

Public works expenses increased 6.4% to $13.4 million primarily due an increase in depreciation expenses related to capital assets for Public Works activities.

Management services expenses

Management Services Expenses decreased 91.2% to $2.6 million, primarily due to a $19.2 million increase in Deferred outflows related to Pension, as well as a $1.9 million decrease in the OPEB liability

General government expenses

General government expenses decreased 12.9% from $27.1 million to $23.4 million mainly due to decreases in federal grant spending by approximately $3.1 million.

Environmental and human services expenses

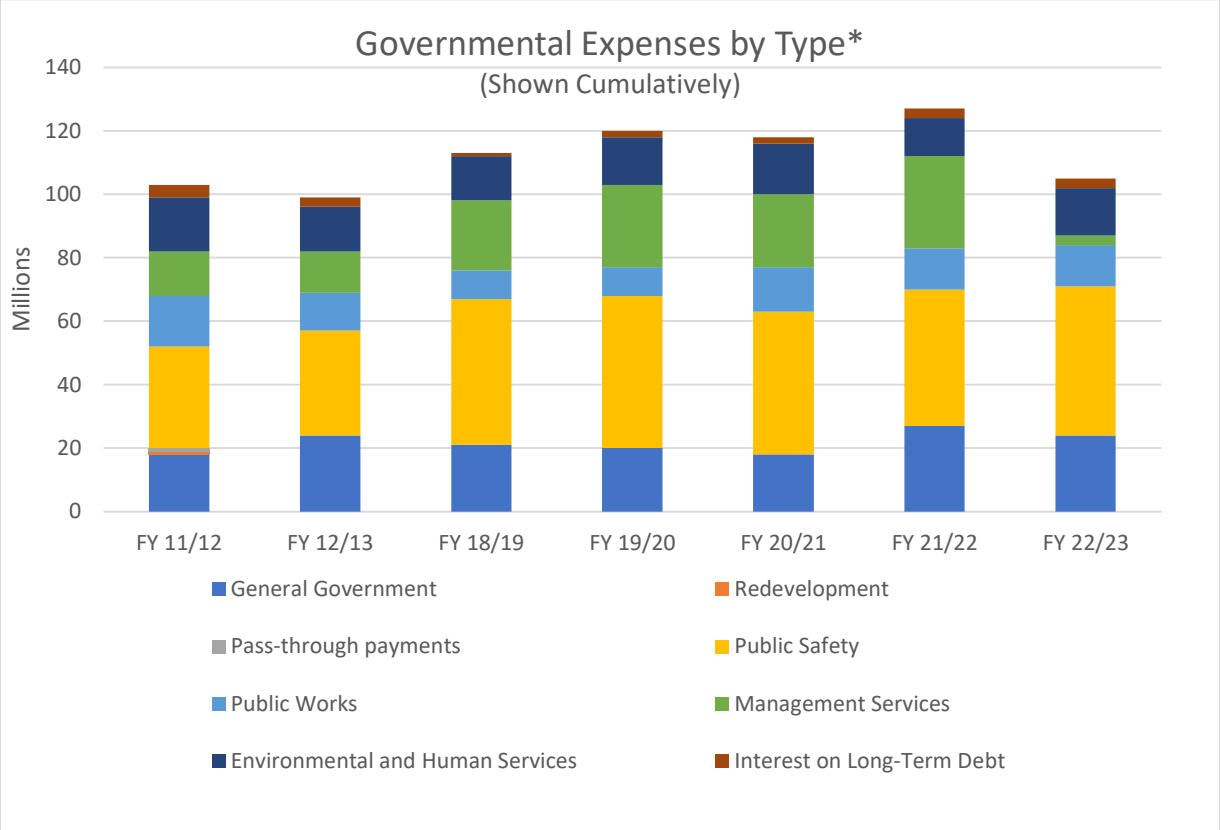
Environmental and human services expenses increased 30.7% from $11.7 million to $15.2 million primarily from a variety of increases in governmental activities. One such activity that saw an increase was the Compton Housing Successor which had development costs of approximately $2.3 million. Additionally there were increases in Federal, State, and County grant expenditures of approximately $613 thousand, $187 thousand, and $81 thousand, respectively. Lastly, there were also increases in Recreation activity salary expenditures in comparison to Fiscal Year 2021-2022.

Interest on long-term debt

Interest on long-term debt for Governmental Activities decreased 4.8% to $2.6 million, with debt service payments of $2.9 million, as a result of debt-service structures.

The following chart examines the City's governmental (i.e. non-business type) expenses over the past several years:

Governmental Expenses by Type



Business-type Activities

Business-type activities increased the City's net position by $7.3 million in Fiscal Year 2022-2023 to $37.4 million.

Key factors related to business-type activities include:

Total revenues for business-type activities were slightly changed, with an increase of approximately $1.5 million compared to the previous year.

Total operating expenses in the business-type activities decreased $2.4 million compared to the prior Fiscal Year due primarily to a decrease of $2.8 million in the Water Enterprise Fund of Pension and OPEB costs.

D) FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows and outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, the unrestricted fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

As of the end of the 2022-2023 Fiscal Year, the City's governmental funds report combined ending fund balances of $218.7 million, an increase of $28.2 million over the prior year, or 14.8%. Increases in tax and special assessment revenue for the current year provided a $6.6 million or 6.3% increase in revenues to $111.5 million. Additionally, Use of Money and Property revenue increased by $5.2 million to $3.9 million. Governmental funds also had a decrease in capital outlay expenditures of approximately $3.9 million, or 19.2%. Debt service payments for Governmental funds also decreased by $1.4 million to $2.9 million for Fiscal Year 2022-2023.

Fund Balance

The components of fund balance include the following line items:

a) **Nonspendable fund balance** - $1.7 million (inherently non-spendable) include the portion of net resources that cannot be spent because of their form, such as long-term receivables, and the portion of net resources that cannot be spent because they must be maintained intact.

b) **Restricted fund balance** - $195.3 million (externally enforceable limitations on use) include amounts subject to limitations imposed by creditors, grantors, contributors, or laws and regulations of other government

c) **Committed fund balance** - $552 thousand (self-imposed limitation set in place prior to the end of the period) Limitation imposed at the highest level of decision making that requires formal action at the same level to remove.

d) **Assigned fund balance** - $142 thousand (limitation resulting from intended use) consists of amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. Intent should be expressed by (a) the governing body itself or (b) a body (a budget or finance committee, for example) or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes. Based on the City Charter, the City Manager is the designated official.

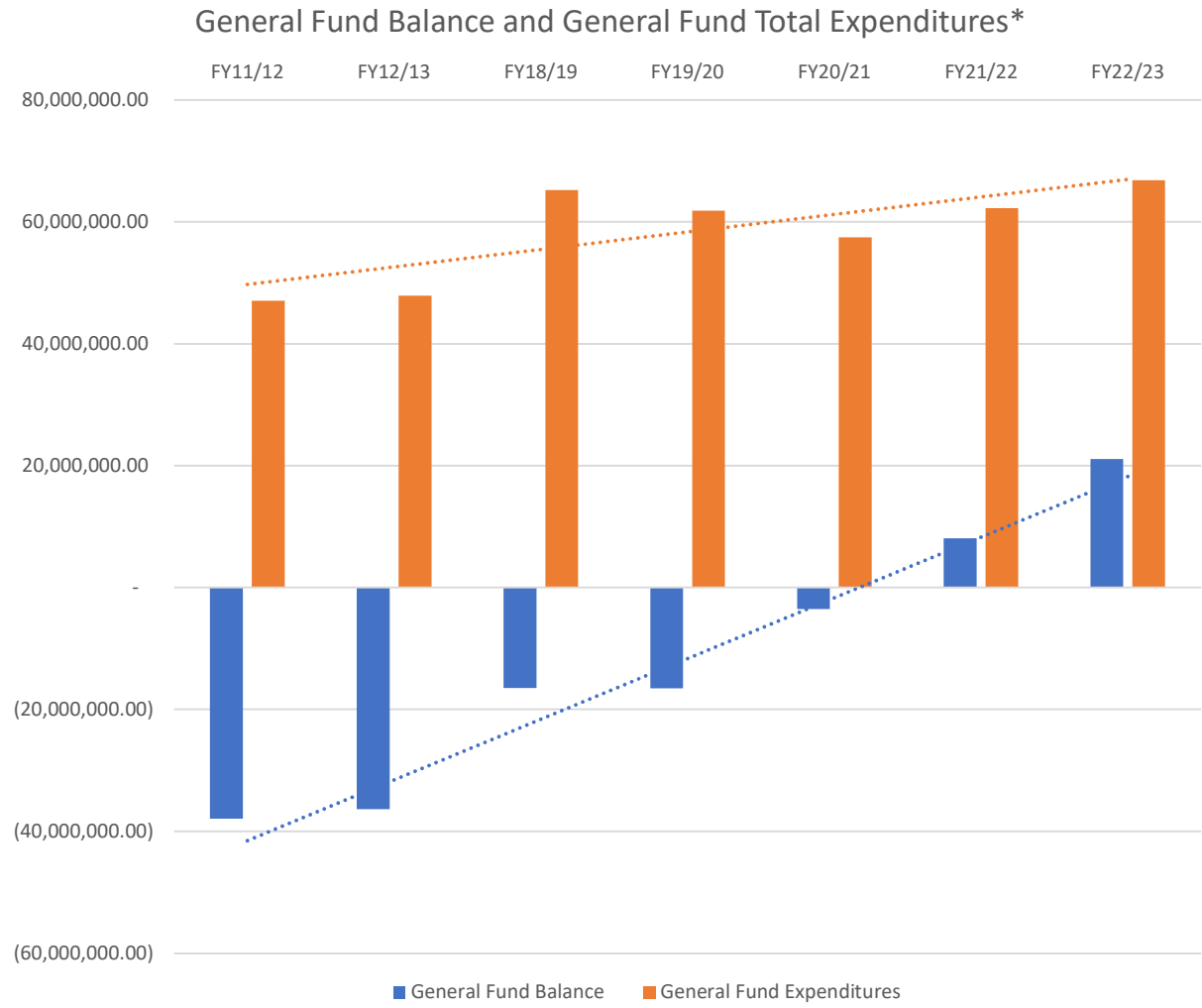
e) **Unassigned fund balance** - $20.9 million, consists of fund balance in excess of the other components of fund balance.

The fund balance of the City's General Fund increased by $13.0 million during the current Fiscal Year. Revenues exceeded expenditures by approximately $16.6 million in Fiscal Year 2022-2023. Expenditures in the General Fund increased by $4.6 million. The increase in General Fund expenses were driven by increases in Capital outlay and Public Safety activities. Additionally, Transfers In were exceeded by Transfers Out (which were primarily for debt service payment funding of $3.6 million) by approximately $3.6 million.

The fund balance of the City's Housing Successor Capital Projects Fund decreased by $1.2 million, primarily due to an increase in expenditures made to the Successor Agency development purposes (approximately $2.3 million).

Perhaps the best measure of the City's effectiveness in weathering an economic downturn and building sustained growth for the future is its ability to catch up on building fund reserves. As a rule of thumb, a city should maintain sufficient reserves to weather the worst potential emergency scenarios. In the accompanying chart, the changes in the fund balance of the City's General Fund and the changes in total expenditures (excluding transfers out) is presented. As this chart demonstrates, the actions taken by the City have effectively improved revenues, controlled expenditures and allowed the City to increase its reserves for future needs. As shown in the chart below, in Fiscal Year 2011-2012 the fund balance was approximately negative $38 million while total General Fund expenditures were $48 million. By the end of Fiscal Year 2022-2023, on the other hand, the General Fund fund balance was approximately a positive $21.1 million while total expenditures were $66.9 million.

UNAUDITED



*This data has not been presented for FY13/14 through FY17/18 due to there not being audited financial information available for this tiime period.

Enterprise Funds

The City's enterprise funds account for financial transactions of the City's business-type function that primarily serve external customers. Total net position of the enterprise funds totaled $37.8 million, an increase of $7.8 million or 25.9%. The increase to total net position is the result of effective rate setting and managing available resources.

Other factors concerning the finances of these funds are as follows:

Operating revenues for the Water Enterprise decreased by approximately 4.2% to $19.1 million due to the effect of heavy rains during FY2022-2023. Residential, Commercial, Industrial, and Multi-family consumption all decreased in a comparable manner compared to the consumption of the prior year. Operating expenses decreased by $2.7 million, or 20.0% during Fiscal Year 2022-2023 primarily due to a decrease of Pension and OPEB costs of $2.7 million. After factoring in non-operating items, net position in the Water Enterprise still displays an increase of $6.3 million to $33.4 million.

Operating revenues for the Sewer Enterprise decreased by approximately $112 thousand or 4.0%, also due to heavy rains during FY2022-2023. Operating expenses decreased by 11.1% or by $154 thousand primarily due to approximately $120 thousand decrease in contractual services compared to the prior year.

Operating revenues for the Solid Waste Enterprise increased $2.2 million (40.0%) from $5.5 million in prior Fiscal Year to $7.6 million in current fiscal year. This increase is due to a delay in revenue billing that occurred during Fiscal Year 2021-2022, where additional billings were issued in FY2022-2023 to recuperate the prior delayed billings. Operating expenses increased $460 thousand to $6.8 million, or 7.3%. Overall, the net position in the Solid Waste Enterprise Fund increased $797 thousand to $(1.5 million).

Internal Service Funds

The City's internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its Equipment Rental, Central Duplication, and Self-Insurance Services provided. Because these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Factors concerning the finances of the internal service funds have already been addressed in the discussion of the City's governmental activities.

E) BUDGETARY HIGHLIGHTS

The City adopts annual appropriated operating budgets for its governmental funds (General Fund, special revenue funds, debt service fund, and Housing Successor capital projects fund), and reports the results of operations on a budgetary comparison basis for the General Fund and Retirement fund only. The City also uses annual financial plans as a management tool for its enterprise and internal service funds, although the City does not report the results of these funds on a budgetary comparison
basis.

When preparing its budgets, the City attempts to estimate its revenues using realistic, but conservative, methods so as to budget its expenditure appropriations and activities in a prudent manner. As a result, the City Council adopts budget adjustments during the course of the Fiscal Year to reflect both changed priorities and availability of additional revenues to allow for expansion of existing programs. During the course of the year, the City Council can amend the originally adopted budget to re-appropriate prior year approved projects and expenditures, increase legal and professional services, move up the timing of expenditures for capital projects, and provide additional funding for community support.

General Fund

The General Fund reflected a positive net budget variance of $15.4 million when comparing actual amounts to the final budget for the 2022-2023 Fiscal Year. This budget variance reflects actual revenues exceeding the final budget by $9.9 million and total actual expenditures of $5.5 million less than the final budget.

F) CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The City's investment in capital assets and CIP for its governmental and business-type activities amounts to approximately $209.9 million net of accumulated depreciation and construction in progress as of June 30, 2023, which is a net increase of $1.4 million (0.7%) over the amount of the prior year total of $208.5 million.

Capital assets, net of accumulated depreciation, for governmental activities, increased from $166.2 million at June 30, 2022 to $170.4 million at June 30, 2023; a net increase of $4.1 million or 2.5%. Capital asset net additions totaled

$10.7 million, and depreciation expense totaled $8.6 million. Significant additions include capital projects for streets and pavement ($9.3 million).

Capital assets, net of accumulated depreciation, for business-type activities, decreased from $42.3 million at June 30, 2022 to $39.5 million at June 30, 2023; a net decrease of $2.7 million or 6.4%. Depreciation expense totaled $2.7 million. Additional information on the City's capital assets can be found in Note IIID to the basic financial statements on page 41 of this report.

As of June 30, 2023 and 2022
City of Compton's Capital Assets, Net of Accumulated Depreciation (000's)

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	$ 88,425	88,425	162	162	88,587	88,587
Buildings	60,603	59,352	3836	3,836	64,439	63,188
Infrastructure	130,711	123,487	70285	70,285	200,996	193,772
Machinery and Equipment	21,534	21,283	3654	3,654	25,188	24,937
Construction in Progress	14,468	13,522	0	-	14,468	13,522
Right of use assets	1,009	-	0	-	1,009	-
Accumulated Depreciation	(146,383)	(139,834)	(38,395)	(35,675)	(184,778)	(175,509)
Total capital assets, ne	$ 170,367	166,235	39,542	42,262	209,909	208,497

Long-term Debt

At the end of the current Fiscal Year, the City had total long-term bonded debt outstanding of $113.4 million, down by $5.5 million from the prior year. The decrease is comprised of bond repayments.

Other long-term obligations include pension obligations of $157.2 million, other post-employment benefits of $125.4 million, employee-compensated absences of $4.4 million, and outstanding claims of $19.5 million.

City of Compton's Outstanding Long-Term Debt (000's)
As of June 30, 2023 and 2022

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Bonds Payable	$ 69,611	72,744	49,133	51,285	118,744	124,029
Mortgage Loan Payable		-		-	-	-
Notes Payable	-	-	-	-	-	-
Installment Payment Agreement	-	39	-	-	-	39
Compensated Absences	3,999	4,360	419	444	4,418	4,804
Claims Payable	19,497	19,970	-	-	19,497	19,970
Net Pension Liability	148,386	99,580	8,823	6,252	157,209	105,832
Total other postemployment benefits	111,372	142,499	13,989	18,104	125,361	160,603
Total debt	$ 352,865	339,192	72,364	76,085	425,229	415,277

G) PRIOR PERIOD ADJUSTMENTS

At the end of Fiscal Year 2022-2023, the City had no prior period adjustments, an increase of $15.9 million, from $(15.9 million) in prior period adjustments during Fiscal Year 2021-2022. The prior period adjustments during Fiscal

Year 2021-2022 were primarily due to the effects of the City's capital assets valuation that was performed with effective date during FY 2021-2022. However, during Fiscal Year 2022-2023, there were no prior period adjustments.

H) AMERICAN RESCUE PLAN ACT AWARD

The City of Compton was awarded funds from the American Rescue Plan Act (ARPA) in calendar year 2022. The first installment of the award was for $17,212,501.50 received on June 10, 2021. The second installment was received on September 26, 2022 for an amount of $17,212,501.50. As of June 30, 2023, $8.4 million was spent or obligated towards qualifying expenditures. For a description of expenditures that qualify for the use of ARPA funds, please see the file at the following link:
https://home.treasury.gov/system/files/136/SLFRF-Final-Rule.pdf

I) ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

While the adopted General Fund budget for Fiscal Year 2022-2023 reflected projected revenues plus a portion of reserves meeting operating expenditures, the overall result was an excess of revenues over expenditures of $13.0 million when factoring in interfund transfers in and out. Transfers included a $3.6 million transfer out to the Debt Service Fund to make bond repayments for the 2008 and 2016 Lease Revenue Bonds. Due to the uncertainty of the economic environment due to the COVID-19 recovery, Fiscal Year 2022-23 total revenues were forecasted conservatively and cost cutting measures were implemented during Fiscal Year 2020-2021 and such measures gradually receded during Fiscal Year 2022-2023 in order to increase service levels to the public. Despite the contraction in staffing and other cost cutting measures from prior budgets, the adopted Fiscal Year 2022-2023 budget provided for enhancement of the robust services to the community for which Compton strives to achieve annually. This endeavor also continued throughout Fiscal Year 2023-2024.

J) REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for readers of the financial statements. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Sharon Rahban Navizadeh, City Controller, City of Compton, 205 S. Willowbrook Avenue, City Controller's Office, Compton, California 90220. Additional information, including the prior year's audited financial statements and prior and current year budgets are available on the City's website at https://www.comptoncity.org/departments/city-manager/budget-information.

UNAUDITED

City of Compton

Audit Reports for FY 2023

Presented to the City Council
June 17, 2025

Presented by
Eden Casareno, Partner
Panida Kongpetch, Senior Manager
EadiePayne



Agenda

- Independent Auditor's Reports
  - Report on the Financial Statements
  - Report Required by *Government Auditing Standards*
  - Report Required by Uniform Guidance
- Schedule of Findings and Questioned Costs
- Other Required Communication with Board of Governance
- Q&A

Independent Auditor's Reports

- **Report on the Financial Statements (page 1 of Financial Statements with Independent Auditor's Report)**

  "In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Compton, as of June 30, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America."

  - Auditing standards
    - Generally accepted in the U.S. (GAAS)
    - *Government Auditing Standards*
  - Management responsibilities
  - Auditor's responsibilities
  - Required supplementary information
  - Supplementary information

Financial highlights (discussed by City Controller)

Independent Auditor's Reports (Continued)

- **Report Required by Government Auditing Standards (page 1 of Single Audit Report)**

Report on internal control over financial reporting

- We do not express an opinion on the effectiveness of the City's internal control.
- Not designed to identify all deficiencies in internal control.
- We did identify deficiencies that we consider to be material weaknesses and significant deficiencies (Slide 6 & 7)

Report on compliance and other matters

- Compliance with certain provisions of laws, regulations, contracts and grant agreements
- Non-compliance could have a direct and material effect on the financial statements
- We reported instances of non-compliance (Slide 7)

Independent Auditor's Reports (Continued)

- **Report Required by Uniform Guidance (page 3 of Single Audit Report)**

"In our opinion, City of Compton complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2023."

- Compliance audit
- Required by Single Audit Act and Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)
- Major federal program audited: Section 8 Housing Choice Vouchers
- Management responsibilities
- Auditor's responsibilities
- We noted instances of non-compliance and internal control deficiencies (Slide 5)
- Schedule of expenditures of federal awards (page 7 of Single Audit Report)

Schedule of Findings and Questioned Costs

- Major Federal Award Programs

General

- 2023-001 Filing of Single Audit Report
- 2023-002 Procurement Policy
- 2023-003 Lack of Risk Assessment

Section 8 Housing Choice Vouchers

- 2023-004 Lack of Reporting
- 2023-005 Delayed Approval of Compensation Rates
- 2023-006 Lack of Oversight Due to Management Turnover

Schedule of Findings and Questioned Costs (Continued)

- Financial Statements

  - 2023-007 Delay and Errors in Bank Reconciliation
  - 2023-008 Lack of Segregation of Duties Around Permit Revenue Process
  - 2023-009 Insufficient Qualified Personnel
  - 2023-010 Information Technology Controls
  - 2023-011 City-wide Implementation of Policies and Procedures
  - 2023-012 Lack of Communication Regarding Contingent Liabilities

Schedule of Findings and Questioned Costs (Continued)

- Financial Statements

  - 2023-013 Delay in Recording Step Increases in Salaries
  - 2023-014 Uncollected Grants Receivable
  - 2023-015 Record Retention
  - 2023-016 Internal Audits
  - 2023-017 Noncompliance with Bond Reporting Requirements
  - 2023-018 Noncompliance with Annual Investment Policy Requirement

Other Required Communication With Board of Governance

- Planned scope and timing
  - We had to modify and extend the scope and timing of our audit

- Significant risks identified
  - Management override of internal controls.
  - Improper revenue recognition due to fraud.
  - Invalid expenditures due to fraud.
  - Negative fund cash is not actively monitored and adjusted.
  - Understatement of payables and expenditures.
  - Understatement of contingent liabilities.

Other Required Communication With Board of Governance (Continued)

- New accounting pronouncements
  - GASB 96, Subscription Based on IT Arrangements (SBITA)
- Significant accounting estimates
  - Allowance for doubtful accounts
  - Pension liabilities
  - OPEB liability
  - Self-insurance claims
- Significant Disclosures
  - Note II G, Noncompliance with debt covenants (page 51)
  - Note II I, Net position and fund balance (page 53)
  - Note V B, City's financial condition and management plans (page 66)

Other Required Communication With Board of Governance (Continued)

- Significant Difficulties
  - Incorrect audit schedules
  - Supporting documentation not readily available

- Corrected Material Misstatements
  - Governmental Activities: To reduce lease liability and debt service offset accounts for $104,934.
  - Fiduciary: To increase land held for sale to lower of cost or market for $984,715.
  - Internal Service Fund: To increase accrued legal liability and legal expenses for $580,900.

Other Required Communication With Board of Governance (Continued)

- Uncorrected Misstatements
  - General fund: Revenue for vehicle license fee was over stated by $98,525
  - Nonmajor fund:
    - Revenue for highway user tax was over stated by $53,418
    - Revenue for property taxes was over stated by $97,767.
- No disagreements with management
- Representations requested from management



QUESTIONS?

EADIE PAYNE

Eden C. Casareno, Partner
ecasareno@eadiepaynellp.com
951-241-7805

Panida Kongpetch, Senior Manager
pkongpetch@eadiepaynellp.com
951-241-7813

THANK YOU

June 24, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER'S OFFICE**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR TOWNSEND PUBLIC AFFAIRS FOR GOVERNMENT RELATIONS AND LOBBYING SERVICES FOR FISCAL YEARS 2025-2026, THROUGH 2027-2028 WITH THE OPTION OF TWO (2) ONE-YEAR RENEWAL EXTENSIONS FOR THE AMOUNT OF $96,000 ANNUALLY**

SUMMARY

The City Council will consider adopting a Resolution authorizing the City Manager to enter into professional services agreement with and establish a purchase order for Townsend Public Affairs for governmental relations and lobbying services for Fiscal Years 2025-2026 through 2027-2028 with the option of two (2) one-year renewal extensions for $96,000 annually.

Adoption of this Resolution will authorize the City Manager to enter into a professional services agreement with and establish a purchase order in the amount of Ninety-Six Thousand Dollars ($96,000) to Townsend Public Affairs (TPA) for the provision of government relations and lobbying services for the City of Compton.

BACKGROUND

The City's objective is to select a professional governmental relations and lobbying services firm to represent the City of Compton before Federal, State and Local legislative bodies by developing and sponsoring sound legislation in the interest of the City, and likewise by opposing detrimental legislative proposals and identifying and preparing application for grant funding.

The selected consultant should have a complete understanding of charter cities legislation introduced and heard during Federal, State and Local legislative sessions, demonstrate experience in presenting and communicating well-studied municipality-related bills, particularly in all subject matters that influence the operational activities of the City coupled with maintaining close working relationships with related electorate.

On April 30, 2025, the City Manager's Office advertised for governmental relations and lobbying services. An essential component of this RFP is to obtain the services of a qualified and experienced government relations and lobbying firm that can engage decision-makers on legislative and quasi-legislative actions, also serve as the conduit for communication with elected officials and other agencies.

On May 22, 2025, the City received two (2) proposals that were reviewed and ranked by staff. The firms were ranked based on their responsiveness, qualifications, costs, work experience, professional expertise and any other unique qualifications and were ranked as follows:

Rank	Firm	Amount	Service Proposed
1	Townsend Public Affairs	$96,000	Local, State & Federal
2	Joe A. Gonsalves & Son	$60,000	Local, State & Federal

The scope of work for Governmental Relation services described within the RFP shall include all of the following, but not limited to:

1. **Strategy** – Assist the City in the development and implementation of its legislative agenda.

2. **Tracking and Reporting** – Identify, track and report on Federal, State and Local legislation and legislative proposals that may have an impact on the City.

3. **Advocacy** – Support the City with a strong presence in government as the 'eyes and ears' of issues related to Charter Cities and serving as day-to-day contact for legislators and other lobbyists on behalf of the City.

4. **Meetings** – Conduct meetings to discuss background, scope, objectives, schedule, current, and past issues as necessary.

5. **Relationship Building** – Assist in the development of relationships with key legislators, regulatory agencies, state agencies, local governments and community organization, consistent with the annual strategic advocacy and political engagement plan.

6. **Public Relations** – Communicate with local business community regarding temporary construction impacts, such as traffic changes, noise, limited access and construction schedule.

Selection Process

The proposal review section committee reviewed the material in the request for proposal (RFP) submitted by the consultants and ranked the proposals. The selection of the most qualified firm for governmental relations and lobbying services was on the basis of demonstrated competence and professional qualifications.

Qualification Based Selection ("QBS") is where selection is based on the most appropriate provider of professional services; fees are not an initial consideration nor a primary consideration for selection. The evaluation process used by the selection committee for ranking the proposals was based upon the completeness of the proposal, consultant's demonstrated understanding of the scope of services, quality of similar work previously

performed by the firm, personnel assigned, resources required to perform the required services, and the proposed schedule of work.

The review selection committee determined the proposal submitted by Townsend Public Affairs was deemed the most qualified firm to provide the needed governmental relations and lobbying services for this RFP for the following reasons:

- TPA key members have over 25 years of experience in governmental relations and lobbying services for public agencies
- TPA will work with the City to coordinate advocacy trips to Sacramento and Washington, D.C to meet face to face with agency and department leaders, the City's legislative delegation and legislators that serve on committees relevant to the City's agenda
- TPA will track, analyze, and report on relevant legislation, amendments, and committee activity affecting the City
- TPA not only maintains strong relationships with elected and government officials, but also with associations and advocacy groups such as the League of California Cities and the California Contract Cities Association
- TPA will partner with the City to proactively pursue and secure state, federal, and other competitive grant funding; and

Townsend Public Affairs is ranked as one of the top 100 federal lobbying firms and represents more California public agencies in Washington, DC than any other advocacy firm in the nation by providing the experience, resources and relationships expected from premier legislative advocacy and grant writing firm while also giving clients the unique brand of customer service they deserve: personal attention, maximum accessibility, and passion for their mission.

Furthermore, utilizing their method on behalf of their clients, TPA has shepherded over 150 client-sponsored legislative and regulatory proposals into law and secured over $3.2 billion in grants from state, federal and local government agencies as well as nonprofit foundations and private companies.

STATEMENT OF ISSUE

Authorization from the City Council is needed for the City Manager to enter into a professional services agreement with Townsend Public Affairs for a three-year term, in the amount of Ninety-Six Thousand Dollars ($96,0000). The agreement includes two optional one-year extensions.

FISCAL IMPACT

Funds in the amount of $96,000.00 will be budgeted and made available in the City Managers 2025-2026 through 2027-2028 Fiscal Year budgets in Account No. 1001-510-000-4262.

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution.

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR TOWNSEND PUBLIC AFFAIRS FOR GOVERNMENT RELATIONS AND LOBBYING SERVICES FOR FISCAL YEARS 2025-2026, THROUGH 2027-2028 WITH THE OPTION OF TWO (2) ONE-YEAR RENEWAL EXTENSIONS FOR THE AMOUNT OF $96,000 ANNUALLY

WHEREAS, adoption of this resolution will authorize the City Manager to enter into a professional services agreement with and establish a purchase order in the amount of Ninety-Six Thousand ($96,000) to Townsend Public Affairs for the provision of government relations and lobbying services for the City of Compton; and

WHEREAS, the City's objective is to select a professional governmental relations and lobbying services firm to represent the City of Compton before Federal, State and Local legislative bodies by developing and sponsoring sound legislation in the interest of the City, and likewise by opposing detrimental legislative proposals and identifying and preparing application for grant funding; and

WHEREAS, the selected consultant should have a complete understanding of charter cities legislation introduced and heard during Federal, State and Local legislative sessions, demonstrate experience in presenting and communicating well-studied municipality-related bills, particularly in all subject matters that influence the operational activities of the City coupled with maintaining close working relationships with related electorate; and

WHEREAS, On April 30, 2025, the City Manager's Office advertised for governmental relations and lobbying services. An essential component of this RFP is to obtain the services of a qualified and experienced government relations and lobbying firm that can engage decision-makers on legislative and quasi-legislative actions, also serve as the conduit for communication with elected officials and other agencies; and

WHEREAS, On May 22, 2025, the City received two (2) proposals that were reviewed and ranked by staff. The firms were ranked based on their responsiveness, qualifications, costs, work experience, professional expertise and any other unique qualifications; and

WHEREAS, the proposals were ranked as follows:

Rank	**Firm**	**Amount**	**Service Proposed**
1	Townsend Public Affairs	$96,000	Local, State & Federal
2	Joe A. Gonsalves & Son	$60,000	Local, State & Federal

WHEREAS, the scope of work for governmental relation services described within the RFP shall include all of the following, but not limited to:

1. **Strategy** – Assist the City in the development and implementation of its legislative agenda.

2. **Tracking and Reporting** – Identify, track and report on Federal, State and Local legislation and legislative proposals that may have an impact on the City.

3. **Advocacy** – Support the City with a strong presence in government as the 'eyes and ears' of issues related to Charter Cities and serving as day-to-day contact for legislators and other lobbyists on behalf of the City.

4. **Meetings** – Conduct meetings to discuss background, scope, objectives, schedule, current, and past issues as necessary.

5. **Relationship Building** – Assist in the development of relationships with key legislators, regulatory agencies, state agencies, local governments and community organization, consistent with the annual strategic advocacy and political engagement plan.

6. **Public Relations** – Communicate with local business community regarding temporary construction impacts, such as traffic changes, noise, limited access and construction schedule.

WHEREAS, the proposal review selection committee reviewed the material in the request for proposal (RFP) submitted by the consultants and ranked the proposals; and

WHEREAS, the selection of the most qualified firm for the government relations and lobbying services was on the basis of demonstrated competence and professional qualifications; and

WHEREAS, Qualification Based Selection ("QBS") is where selection is based on the most appropriate provider of professional services; fees are not an initial consideration nor a primary consideration for selection; and

WHEREAS, the evaluation process used by the selection committee for ranking the proposal was based upon the completeness of the proposal, consultant's demonstrated understanding of the scope of services, quality of similar work previously performed by the firm, personnel assigned, resources required to perform the required services, and the proposed schedule of work; and

WHEREAS, the review selection committee determined the proposal submitted by Townsend Public Affairs (TPA) was deemed the most qualified firm to provide the needed governmental relations and lobbying services for this RFP for the following reasons:

- TPA key members have over 25 years of experience in governmental relations and lobbying services for public agencies
- TPA will work with the City to coordinate advocacy trips to Sacramento and Washington, D.C to meet face to face with agency and department leaders, the City's legislative delegation and legislators that serve on committees relevant to the City's agenda
- TPA will track, analyze, and report on relevant legislation, amendments, and committee activity affecting the City
- TPA not only maintains strong relationships with elected and government officials, but also with associations and advocacy groups such as the League of California Cities and the California Contract Cities Association
- TPA will partner with the City to proactively pursue and secure state, federal, and other competitive grant funding; and

WHEREAS, Townsend Public Affairs is ranked as one of the top 100 federal lobbying firms and represents more California public agencies in Washington, DC than any other advocacy firm in the nation by providing the experience, resources and relationships expected from premier legislative advocacy and grant writing firm while also giving clients the unique brand of customer service they deserve: personal attention, maximum accessibility, and passion for their mission; and

WHEREAS, furthermore, utilizing their method on behalf of their clients, Townsend Public Affairs has shepherded over 150 client-sponsored legislative and regulatory proposals into law and secured over $3.2 billion in grants from state, federal and local government agencies as well as nonprofit foundations and private companies; and

WHEREAS, the City Manager request to enter into a professional services agreement with Townsend Public Affairs for Fiscal Years 2025-2026 through 2027-2028 in the amount of Ninety-Six Thousand Dollars ($96,0000). The agreement includes two optional one-year extensions; and

WHEREAS, funds in the amount of $96,000.00 will be budgeted and made available in the City Managers budget for Fiscal Years 2025-2026 through 2027-2028 in Account No. 1001-510-000-4262.

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

SECTION 1. That the proposal submitted by Townsend Public Affairs (TPA) is hereby accepted.

SECTION 2. That the City Manager, upon the advice and approval of the City Council, is hereby authorized to enter into a professional services agreement with Townsend Public Affairs for the provision of government relations and lobbying services.

SECTION 3. That a purchase order in the amount of $96,000.00 is authorized to be established for Townsend Public Affairs for services performed for Government Relations and Lobbying services for the 2025-2026 through 2027-2028 Fiscal Years in the amount of $96,000.

SECTION 4. That copies of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, and the Legal Division.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMPTON) ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested to by the City Clerk, at a regular meeting thereof held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

June 24, 2025

TO: **HONARABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER OFFICE**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL FROM ST. NICK'S CHRISTMAS LIGHTING AND DECOR FOR THE INSTALLATION AND REMOVAL OF LIGHTING AND HOLIDAY DECORATIONS AND ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-NINE THOUSAND SEVEN HUNDRED NINETY DOLLARS ($199,790)**

SUMMARY

The adoption of this resolution authorizes the City Manager to accept the proposal from St. Nick's Christmas Lighting & Decor for the installation and removal of lighting and holiday decorations and establish a purchase order in an amount not to exceed One Hundred Ninety-Nine Thousand Seven Hundred Ninety Dollars ($199,790).

BACKGROUND

The City of Compton seeks to enhance community pride and stimulate local economic activity during the holiday season by installing festive lighting and decorations along the City's main thoroughfares. We believe this will improve the visual appeal and create a welcoming, celebratory atmosphere throughout the city.

The lighting and holiday decorations are designed to uplift community spirit, foster a sense of togetherness, and bring joy to residents and visitors alike. Beyond spreading holiday cheer, these enhancements will support local businesses by attracting increased foot traffic and encouraging community engagement through seasonal events and gatherings. Together, we can illuminate Compton with the warmth and joy of the holidays.

St. Nick's Christmas Lighting and Decor has submitted a proposal to provide professional services for the installation, maintenance, and removal of holiday lighting and decorations for the 2025 holiday season.

The City has reviewed the proposal and determined that St. Nick's Christmas Lighting and Decor possesses the qualifications, experience, and capacity to deliver the requested services in a timely and efficient manner.

STATEMENT OF ISSUE

City Council approval is required because the expenditures exceed the City Manager's approval authority of $50,000.

FISCAL IMPACT

Funds for this expenditure in the amount of One Hundred Ninety-Nine Thousand Seven Hundred Ninety Dollars ($199,790) are allocated in the Non-Departmental Fiscal Year 2025-2026 Budget in Account No. 1004-610-000-4266.

.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ACCEPT THE PROPOSAL FROM ST. NICK'S CHRISTMAS LIGHTING AND DECOR FOR THE INSTALLATION AND REMOVAL OF LIGHTING AND HOLIDAY DECORATIONS AND ESTABLISH A PURCHASE ORDER IN AN AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-NINE THOUSAND SEVEN HUNDRED NINETY DOLLARS ($199,790)

WHEREAS, the City of Compton seeks to enhance community pride and stimulate local economic activity during the holiday season by installing festive lighting and decorations along the City's main thoroughfares.

WHEREAS, we believe this will improve the visual appeal of the City and create a welcoming, celebratory atmosphere throughout the city; and

WHEREAS, St. Nick's Christmas Lighting and Decor has submitted a proposal to provide professional services for the installation, maintenance, and removal of holiday lighting and decorations for the 2025 holiday season; and

WHEREAS, the City has reviewed the proposal and determined that St. Nick's Christmas Lighting and Decor possesses the qualifications, experience, and capacity to deliver the requested services in a timely and efficient manner; and

WHEREAS, funds for this project are available in the appropriate department budget and the cost shall not exceed One Hundred Ninety-Nine Thousand Seven Hundred Ninety Dollars ($199,790); and

WHEREAS, it is in the best interest of the City of Compton to authorize the City Manager to accept the proposal from St. Nick's Christmas Lighting and Decor and to establish a purchase order to effectuate this work.

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

Section 1. That the City Manager is hereby authorized to accept the proposal from St. Nick's Christmas Lighting and Decor for the installation and removal of lighting and holiday decorations.

Section 2. That the City Manager is further authorized to establish a purchase order in an amount not to exceed One Hundred Ninety-Nine Thousand Seven Hundred Ninety Dollars ($199,790). Funding for this expenditure is allocated in the Non-Departmental Fiscal year 2025-2026 Budget in Account No. 1004-610-000-4266.

Section 3. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Controller, and the Public Works Street Maintenance Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this _____ day of _____, 2025

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

All rendering artwork, photos, and design concepts are property of:

St. Nicks
CHRISTMAS LIGHTING & DÉCOR



CITY OF COMPTON

2025 HOLIDAY SEASON

ABOUT US

St. Nick's is excited to submit this holiday décor proposal that is assured to brighten your property. We appreciate the opportunity to partner with you this season. Other amazing clients, such as City of West Hollywood, The Pike Outlets, the City of Carson, The Music Center in Downtown Los Angeles, and many others have trusted St. Nick's with their special lighting projects

There are many good reasons why our clients continue to utilize our services year after year, which not only includes our innovation capabilities but also our nod to professionalism. We appreciate the complexities and intricacies involved with large scale projects. We are confident that our technical abilities combined with our focused attention to detail will meet and exceed all your expectations. Our design plan includes many visual delights as you'll see flipping through the pages of this proposal.

We appreciate the trust you will be placing in St. Nick's should you award us the contract. Rest assured we have invested a great deal of time into planning and execution of our designs. Our team includes structural engineers, sound technicians, and our cadre of experts to ensure that our unique plans can be implemented within your budget and time frames. St. Nick's has high standards for quality products and energy-efficient LED lighting. We strive hard to ensure that the continuing of St. Nick's service will be as easy as possible for the staff. In fact, we truly hope that by moving beyond just lights and decorations, we will make your jobs easier and help you continue to shine time after time.

Thank you,

ANY VILELLA
ACCOUNT EXECUTIVE



COMPANY PROFILE



Nicholas Adams
Founder and Legal Compliance

Wade Francis
Chief Financial Officer

Brenda Sheridan
Director of Operations

Daniel Christenson
Director of Sales

Stephanie Escobar
Creative Director

Carlos Vasquez
Sr. Installer & Project Manager

Alonso Salazar
Sr. Installer & Project Manager

- Founded 1998 business, dba St. Nick's (25 years)
- T&G Global, LLC (CA)
- Tax ID #68-0636192
- 14 full-time employees, 30-45 seasonal staff
- B-General Building Contractor #990427
- Certified Small Business Supplier #1626660
- County of Los Angles Small Business Enterprise (LSBE) Vendor #16942501
- Business Address: 6861 Walker Street, La Palma, CA 90623
- Telephone: (562) 438-0017
- Fax: (562) 437-4242
- Contact Name: Jovany Villela, Account Executive
- Website: www.St-Nicks.com

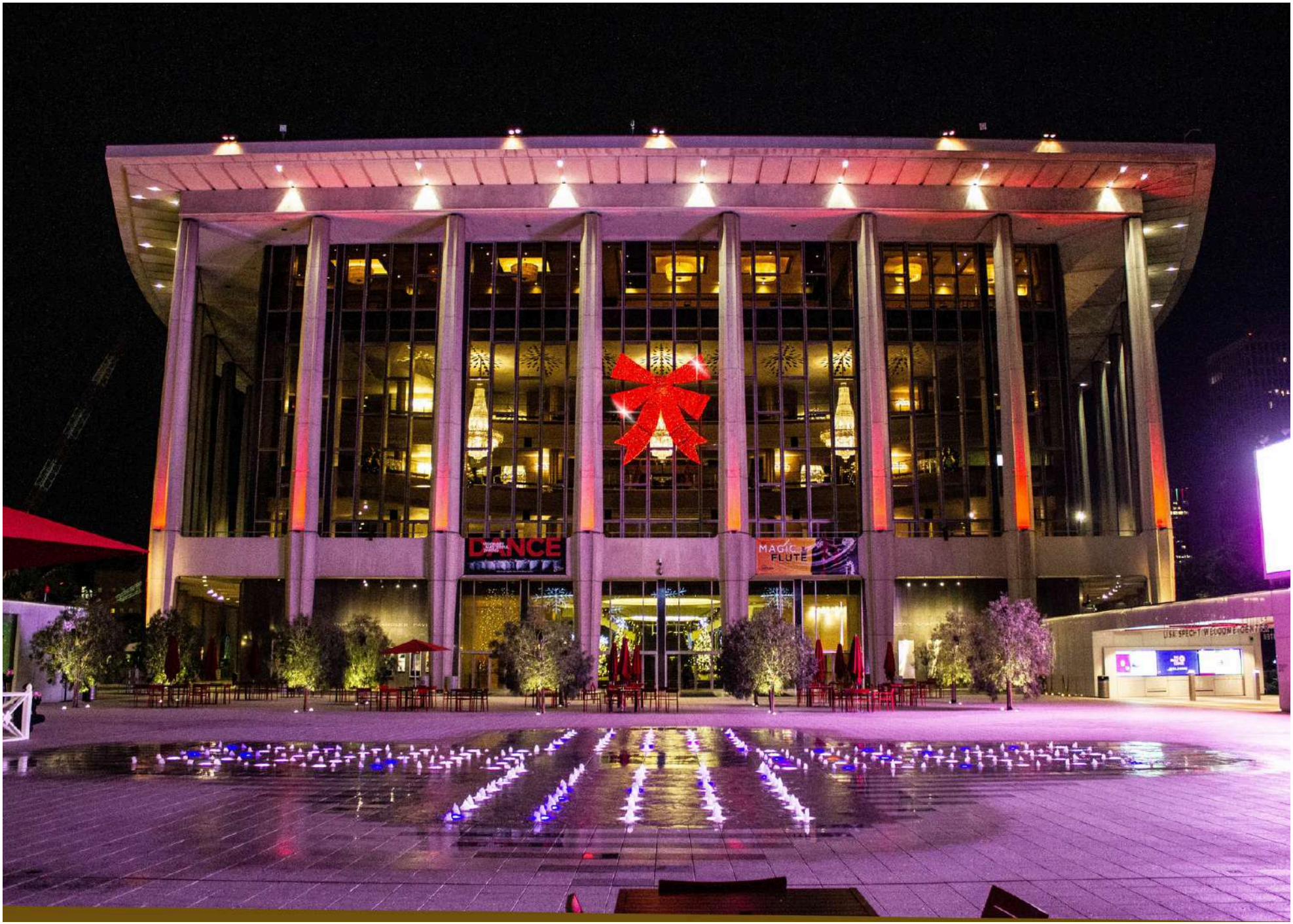
DOLLARHYDE CENTER:B0W



2D BOW

30ft overhead 2D bow. LED lights. in Red with a cool White outline or Gold option.

2D BOW:REAL INSTALLATION PHOTO



DOLLARHYDE CENTER: INTERIOR







TREE:

18' Tree + 4' LED Topper. Fully decorated In selected ornament package Gold, Green, Red. LED Lights in Warm White.

GARLAND:

Fully decorated in selected ornament Package Gold, Green, Red. LED Lights in Warm White. Swag on rails and Stairs.

DOLLARHYDE CENTER: INTERIOR



GARLAND:

Fully decorated in selected ornament Package Gold, Green, Red. LED Lights in Warm White. Placed around whole Arch. w/ 2 bows on corners.

CITY HALL: INTERIOR



TREE:

9' Tree + 2' LED Topper. Fully decorated In selected ornament package Gold, Green, Red. LED Lights in Warm White. Set of Presents around tree, Mixed with caged filled with ornaments and Un lit.

CITY HALL:





GARLAND:

Garland w/ LED lights, Fully Decorated.

WREATH:

48" wreaths, Fully Decorated.



CITY HALL: B0W



15FT BOW

15ft bow, Metal Frame wrapped in high shine fabric. LED lights. Available in other colors, Red, Silver & Gold.

BOW OPTIONS:







15FT BOW

15ft bow, Metal Frame wrapped in high shine fabric. LED lights. Available in other colors, Red, Silver & Gold.

PALM TREE WRAP: CITY HALL WILLOWBROOK





PALM TREE:

Palm tree wrap w/ LED lights. Warm white trunk and Green on Fronds. St Nick's reccomends trim so the lights can stand out. 2024 we used 12 strands per frons and could hardly see.

COMPTON BLVD: OPTION 1



OVERHEAD LIGHTING:

C9 LED lights in alternating colors, displayed overhead along Compton Blvd from Willowbrook Ave to Long Beach Blvd. Estimated at 7,000 linear feet, with approximately 37–40 runs. St. Nick's will conduct a site survey to confirm exact distances and number of runs.

COMPTON BLVD:



POLEMOUNT:

5ft Polemount. LED lights.

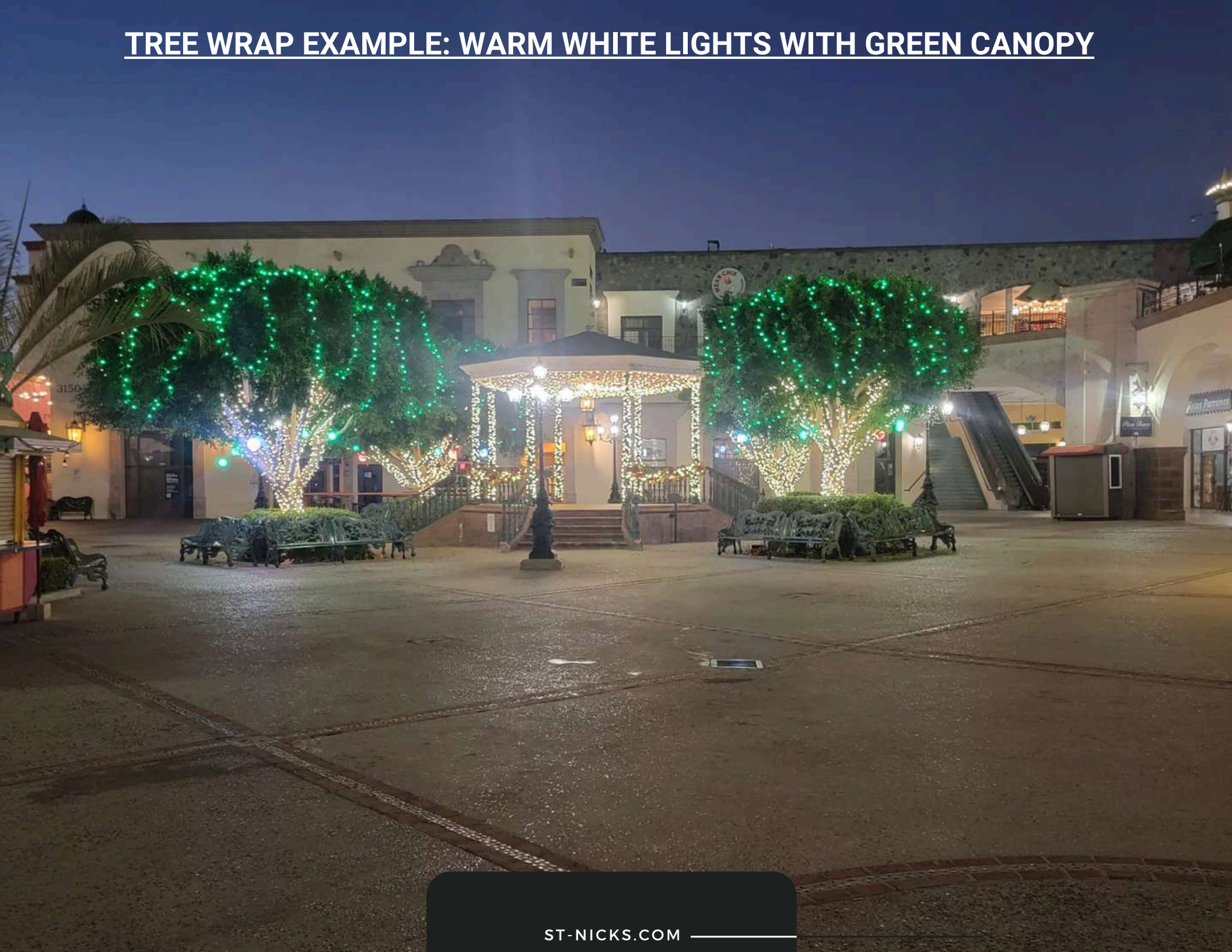
STREET LIGHT POLE:

Wrapped with 5MM LED lights. Approx. 3 strands per pole.

TREE:

Wrapped with Warm white lights. Suggested to leave 5-6 ft from ground to prevent vandalism. Canopy swag on tree bush with Green LED lights.

TREE WRAP EXAMPLE: WARM WHITE LIGHTS WITH GREEN CANOPY



INSTALL PHOTOS:







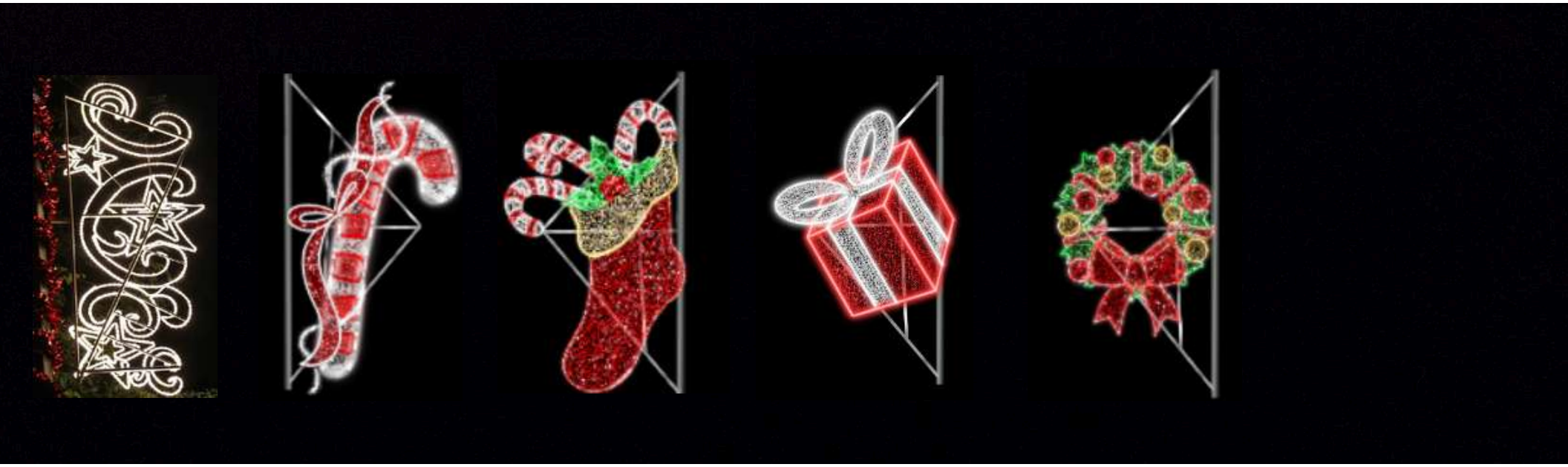
POLEMOUNTS: PROPOSED POLEMOUNTS





LIGHTED POLE DISPLAYS: More options





LONG BEACH BLVD: ROSECRANS TO ALONDRA





PALM TREE:

Palm tree wrap w/ LED lights. Warm white trunk and Green on Fronds. St Nick's reccomends trim so the lights can stand out. 2024 we used 12 strands per frons and could hardly see.

PRICING:

Qty	Description	Unit Price	Total Amount
	Dollarhide Comm. Center - Entrance		
1	**Skyline 2D Bow** -Custom 2D facade. In design of Bow and Happy Holidays. 35FT wide	$4,275	**$4,275**
	Dollarhide Comm. Center - LOBBY		
1	**18FT Frame Tree** -Fully Decorated with 1,200+ Ornaments & Florals. LED Lights. 3FT LED Topper making Tree stand 21FT.	$11,250	**$11,250**
9	**9FT Garland** -Fully decorated in Gold, Red & Green. LED Lights warm white	$320	**$2,880**
2	**36"Mylar Bow** - Gold	$55	**$110**
	Dollarhide Comm. Center - Dance Hall		
6	**9FT Garland** -Fully decorated in Gold, Red & Green. LED Lights warm white	$320	**$1,920**
2	**24"Mylar Bow** - Gold	$50	**$100**
	City Hall - Interior		
1	**9FT Tree** -Fully decorated. LED Lights. w/ 2FT LED Topper	$1,650	**$1,650**
1	**Present Set for Tree** -Unlit presents set. Metal gift box with ornaments inside.	$550	**$550**
12	**9FT Garland** -Pre decorated in Ornamentpackage of Choice. -LED Lights.	$320	**$3,840**
3	**48" Wreath** -Pre-decorated in Ornament package of Choice. -LED Lights. 24" Bow Included	$495	**$1,485**
	City Hall - Exterior		
18	**Palm Tree Tree Wrap W Fronds** - LED Lights. Palm tree trunk with Warm white & Frons in Green.	$695	**$12,510**
1	**15FT Bow** -15ft bow, Metal Frame wrapped in high shine fabric. LED lights. Available in other colors, Red, Silver & Gold. Reg. Cost $6,500	$4,049	**$4,049**
	Street Décor: Compton Blvd - Willobrook Ave to Long Beach		
1	**Temporary Power for Trees** - Photo Cells to Run Power to Trees from the Nearest Street light pole. Allows To run power to trees individually.	$2,995	**$2,995**
1	**Overhead Lighting** -Compton Blvd from Willowbrook Ave to Long Beach Blvd. Estimated at 7,000 linear feet, with approximately 37–40 runs.	$28,000	**$28,000**
56	**4FT Pole mount** -LED lights. Wrapped in PVC Mesh to protect LED Lights and Daylight Clarity.	$525	**$29,400**
56	**Light Pole Wrap** -LED lights. Wrapped in PVC Mesh to protect LED Lights and Daylight Clarity.	$119	**$6,664**
55	**Tree Wrap - Swag Canopy** - LED Lights. Approx. 15 Strands per Tree. 3 sides only facing street. Back of tree facing sidewalk wont be lit, due to no access w/ boom. -Price w/ installation of Lights on Trunk. Canopy Only Cost $36,125	$500	**$27,500**
55	**Tree Wrap - Trunk** - LED Lights. Approx. 25-30 Strands per Tree. **ST Nick's Suggest leaving 5ft from ground to prevenet Vandalism.	$550	**$30,250**
	Street Décor: Long Beach Blvd - Rosecrans to Alondra Blvd		
38	**Palm Tree Tree Wrap** - LED Lights. Palm tree trunk with Warm white & Frons in Green.	$799	**$30,362**
	****Rental Cost Includes: All Installation/ Removal. ALL materials & Labor**		**$199,790**

Purpose of Proposal: Rental of Commercial Holiday Decoration

Contact: Jason Espejo

Email: jespejo@comptoncity.org
Phone: 310-605-5500

Project Date: TBD 2026

Installation Address: 205 S Willowbrook Ave, Compton, CA 90220



Authorized Signer

Printed Name

Date

This quote is valid for 30 days. To execute installation, please initial each additional option and sign below. Final agreement to follow.

Thank you,

Jovany Villela,



Jovany Villela, Account Executive

All material appearing on the St. Nick's Christmas Lighting & Décor Proposal ("content") is protected by copyright under U.S. Copyright laws and is the property of St. Nick's Christmas Lighting & Décor. You may not copy, reproduce, distribute, publish, display, perform, modify, create derivative works, transmit, or in any way exploit any such content, nor may you distribute any part of this content over any network, including a local area network, sell or offer it for sale, or use such content to construct any kind of database, or to show a preferred layout for presenting creative concepts. You may not alter or remove any copyright or other notice from copies of the content on St. Nick's Christmas Lighting & Décor Proposal. For questions or concerns please contact stephanie@st-nicks.com

City of Compton
OFFICE OF THE CITY CLERK

SATRA D. ZURITA
City Clerk

(310) 605-6215
Fax (310) 639-4685
e-mail: szurita@comptoncity.org

June 24, 2025

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY CLERK**

SUBJECT: **APPOINTMENT OF MAYOR PRO TEM**

The Compton Municipal Code, Section 2-1.16 states that the Mayor Pro Tem seat shall rotate between each City Council member, beginning July 1.

Councilwoman Deidre Duhart served as Mayor Pro Tem of the City Council for the 2024/2025 fiscal year. That term expires on June 30, 2025.

It is recommended that the City Council appoint its new Mayor Pro Tem Councilman Andre Spicer for fiscal year 2025/2026.

SATRA D. ZURITA
CITY CLERK

June 24, 2025

TO: **MAYOR AND COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026**

SUMMARY

The Fiscal Year 2025/2026 Proposed Budget for the City of Compton is hereby transmitted to the City Council for review and adoption. The estimated revenues have been supplied by the City Controller. Available Special Funds Fund Balances from prior year surplus have also been provided by the City Controller and utilized to balance the Budget. The projected expenditures recommended by the City Manager are in balance with the Controller's estimated revenue. The City Manager and City Controller, along with all the Budget Team members, have worked diligently to balance this proposed Budget. This balanced Budget is recommended to the Mayor & City Council for approval.

BACKGROUND

The Compton City Charter, Section 1407, requires that City Manager present an Annual Budget for adoption by City Council on or before June 30, 2025. A Public Hearing (June 3, 2025) was held to discuss the proposed Fiscal Year 2025-2026 Budget. Four City Council Budget Workshop discussions were scheduled on the City Council Agenda and held on February 12, 2025, February 13, 2025, February 19, 2025 and February 20, 2025.

STATEMENT OF THE ISSUE:

The City organizes the Annual Budget by Fund and by Department. The Citywide Fiscal Year 2025-2026 Proposed Budget, which includes combined (all) Funds and Departments, totals **$262,319,033.** Expenditures are offset by City-wide revenues and Special Funds Fund Balances totaling **$262,319,033**. The City-wide Budget includes the General Fund. The General Fund, which includes the Measure "P" 1% Sales Tax, is the fund which provides for most of the typical public services which Compton citizens rely on, such as Law Enforcement, Fire Protection, Recreation, Street Repair, and General City Administration. The General Fund Budget equals: **$75,127,598**. Measure P General Fund Resources equal: **$14,585,901**. All General Fund Resources *(inclusive of Measure P)* equal **$89,713,499.**

Quarterly Budget Review, Reporting & Compliance

Ongoing monitoring of revenue and expenditures will result in Quarterly Budget review and appropriate adjustments. The City Manager and City Controller intend to conduct a "Mid-year" Budget Review and Workshops with the City Council, updating revenue estimates and expenditures.

FINANCIAL IMPACT

	PROPOSED BUDGET FY 2025-2026
CITYWIDE BUDGET	
TOTAL EXPENSES	**$262,319,033**
REVENUES & Prior Year Fund Balance/Retained Earnings	**$262,319,033**
TOTAL GENERAL FUND BUDGET, Inclusive of Measure P	
EXPENSES	**$ 89,713,499**
REVENUES	**$ 89,713,499**

RECOMMENDATION

Staff recommends that the Council accept the proposed 2025/2026 City of Compton Budget for public comments, revisions, and adoption.

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026

WHEREAS, the Compton City Charter Section 1407 requires that an annual Budget be presented and adopted by City Council on or before June 30th; and

WHEREAS, The Compton City Charter, Section 1407, requires that City Manager present an Annual Budget for adoption by City Council on or before June 30, 2025. A Public Hearing (June 3, 2025) was held to discuss the proposed Fiscal Year 2025-2026 Budget. Four City Council Budget Workshop discussions were scheduled on the City Council Agenda and held on February 12, 2025, February 13, 2025, February 19, 2025 and February 20, 2025; and

WHEREAS, the City Council has fixed the time and place for holding a public Hearings on the proposed 2025-2026 Fiscal Year Budget, has caused notice of said Hearings to be published, and the proposed 2025-2026 Fiscal Year Budget has been available for inspection at the City Clerk's Office consistent with Compton City Charter, Section 1405; and

WHEREAS, following notice duly given, the City Council held a Public Hearing on June 3, 2025, regarding the adoption of the Budget for Fiscal Year 2025-2026 and considered all information, documents and comments presented.

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

SECTION 1. That the proposed Fiscal Year 2025-2026 Annual Budget of the City of Compton, as set forth in the proposed Annual Budget document, including amendments, approved by the City Council as reflected in this meeting's minutes, is hereby adopted pursuant to Section 1407 of the Compton City Charter and made effective July 1, 2025.

SECTION 2. That the financial impact of the Fiscal Year 2025-2026 Annual Budget is as follows:

	PROPOSED BUDGET FY 2025-2026
CITYWIDE BUDGET	
TOTAL EXPENSES	**$262,319,033**
REVENUES & Prior Year Fund Balance/Retained Earnings	**$262,319,033**
TOTAL GENERAL FUND BUDGET, Inclusive of Measure P	
EXPENSES	**$ 89,713,499**
REVENUES	**$ 89,713,499**

SECTION 3. That a certified copy of this Resolution, along with this meeting's approved minutes evidencing City Council adopted amendments, if any, shall be attached to the Fiscal Year 2025-2026 Annual Budget and the same shall be filed with the City Manager, City Controller and City Treasurer and that a copy of said Resolution and Annual Budget shall be placed and shall remain on file in the office of the City Clerk.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAINS: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

June 17, 2025

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY CONTROLLER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE AN AMENDMENT TO THE CITY CONTROLLER'S FY2024-2025 BUDGET, AND TO AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH WEAVER AND TIDWELL, LLP ($164,550) FOR PROJECT MANAGEMENT SERVICES FOR THE IMPLEMENTATION OF THE CITY'S ENTERPRISE RESOURCE PLANNING AND PAYROLL SOFTWARE, AND TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF ONE HUNDRED SIXTY-FOUR THOUSAND FIVE HUNDRED FIFTY DOLLARS ($164,550) TO WEAVER AND TIDWELL, LLP.**

SUMMARY

Staff is requesting that the City Council consider adopting a Resolution authorizing the City Manager to enter into a professional services agreement with Weaver and Tidwell, LLP to provide Project Management Services for the implementation of the City's Enterprise Resource Planning and Payroll Software ($164,550), and to issue a Purchase Order for the amount of One Hundred Sixty-Four Thousand Five Hundred Fifty Dollars ($164,550), for services to be provided.

BACKGROUND

The City currently uses the ONESolution module system, which is a software provided by CentralSquare Technologies LLC, to electronically record and maintain its financial accounting data. The City's departments rely heavily on this finance software in their operations daily. Such operations include making payments to vendors, recording financial information, providing financial reports to governmental auditors and decision makers, responding to public requests, and many other facets of the City's daily operations. Currently, the City's financial software is maintained by CentralSquare Technologies, LLC. Further, the City's Payroll software is currently provided by ADP, and earlier this year, with the adopted Resolution #26,238, Human Resources Department received approval to hire Neogov for Human Resources and Payroll software.

On July 23, 2024, Resolution #26,096, authorized the City Manager to enter into a new agreement with CentralSquare Technologies LLC for the maintenance of the City's financial module. The maintenance process will provide upgrades to some of the current software, as well as implement new software that is more modern, which will increase communication between the Controller's department and other City departments related to the City's Account Receivables, Fixed Assets, and Project Ledgers. With the use of the

OneSolution software, the Controller's department oversees the City's financial management and provides detailed reports for City staff, residents, and stakeholders. Information generated from the OneSolution software assist the City with budgeting and forecasting by providing data for financial analysis and internal control monitoring, which provides financial information for the City's decision makers. The City's software has not been upgraded since 1998.

STATEMENT OF ISSUE

The City's financial software is pivotal for the daily operations of the City Controller's office, as well as for deliverables to other City departments. The implementation of the upgraded and newer software will help staff to be more efficient, provide timely and more detailed reports, and increase effectiveness in responding to public request. The process of implementing a financial software mainframe can be complexed and time consuming. The implementation process can take over a year. Staff is aware of the potential challenges, attention to detail, and the time needed to implement and test the financial software, and believes it is in the best interest of the City to hire a Project Manager to ensure the software implementation will meet the City's needs and expectations. The cost of services for the project management for the implementation of the Financial software is estimated at $140,730. The estimated cost to help with the implementation of the Payroll software is $23,820, therefore the total being requested is $164,550.

The scope of work for the Project Manager will include the following:

- Mitigating risks posed by the software provider by monitoring progress and managing scope changes.
- Provide a team with specialized knowledge and experience that makes sure the implementation is in alignment with organizational goals and vendor promises, specific to functionality, timing, and design.
- Enhance efficiency and accountability of the software vendor. This places the burden on the Project Manager and team; which allows the City to focus more on resolution and the end product.
- Oversees project coordination and smooth implementation.
- Conducts risk management and gap analyses; taking current state and future state processes in consideration.
- Ensures effective change management processes.
- Offers continuous monitoring, reporting, support, and training.
- On-going communication with the software provider.
- Be a mediator between the City and the software provider to ensure integrity and ethics are upheld.

Due to the demand of time, knowledge, communication, and attention to detail needed to implement the City's financial software, staff believes it will be difficult for the City staff to solely take on this burden. With the shortage of staff, the day-to-day operations are already challenging. This project requires a specific level of knowledge and dedication to properly implement, and it may be difficult to assign a particular department or person to be responsible for the implementation of the City's financial software, while other pressing City Controller department deliverables are pending, simultaneously.

In August 2024, City staff released a Request for Proposal (RFP) for Project Management Services for Enterprise Resource Planning (ERP) Software Implementation. The RFP was published in the Compton Bulletin newspaper, the City's website, the California Society of Municipal Finance Officers (CSMFO) RFP website, which is accessed by CSMFO's commercial vendors actively providing financial and software services to municipalities in California, and published on PlanetBids, which is a web-enabled procurement and electronic bidding system. The City received six responses. The respondents to the Project Management ERP Software Implementation RFP were Akkodis (formerly Modis), Avero Advisors, BerryDunn, Executive Option, V2 Tech, and Weaver and Tidwell LLP.

Staff conducted an apples-to-apples comparison. The apples-to-apples comparison weighed the value of the provided service and the cost. During the interviews, the candidates were allowed to present demonstrations that elaborated on their capabilities and strategy for managing the implementation of the financial software.

(*Please see Attachment "A" for comparisons)*
(Please see Attachment "B" for their pricing model)

After reviewing the proposals and conducting the interviews, staff believes Weaver and Tidwell LLP provides the lowest and most responsible bid for managing the implementation of the City's financial software. Weaver and Tidwell LLP is one of the largest independent CPA firms in the Southwest. Their knowledge of Accounting, particularly in Government Accounting, will provide a perspective of what is needed in the City's functionality.

Optionally, Weaver and Tidwell LLP can provide Project Manager services for the implementation of software related to the functions of Human Resources and Payroll. If the City chooses to request these services, the estimated additional costs for these services are as follows:

- Human Resources (approximately $34,000, 164 hours of service estimated)
- Payroll (approximately $23,820, 112 hours of service estimated)

Staff is recommending that the City consider this option for Payroll software implementation

services. The City's Payroll software needs an upgrade as well. Project management services for the implementation of Human Resource software is under consideration, but no decision has been made at this time. Currently, the City's Payroll software is provided by ADP. Adopted Resolution #26,238, gave approval to hire Neogov for Human Resources and Payroll software.

(Please see attachment C for what the Human Resource and Payroll services will consist of and the pricing estimates)

FISCAL IMPACT

For Weaver and Tidwell LLP to provide project management services for the implementation of the City's Financial and Payroll software, the estimated amount will be $164,550. A budget amendment to the FY2024-2025 City Controller's Department Budget is being requested for the following:

Appropriation from:

General Fund, Fund Balance for $164,550.

To:
Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4222	General Fund, Controller's Dept Computer Software	$164,550

Staff is requesting that City Council authorize the City Manager to amend the Controller's Department FY2024-2025 budget, enter into a professional agreement with Weaver and Tidwell LLP for Project Management Services for Enterprise Resource Planning Software Implementation, and to issue a Purchase Order in the amount of One Hundred Sixty-Four Thousand Five Hundred Fifty Dollars ($164,550) for services to be provided by Weaver and Tidwell, LLP from the following account:

Account Code	Account Name	Amount
1001-650-000-4222	General Fund, Controller's Dept Computer Software	$164,550

ALTERNATIVE

Not hiring a Project Manager for the implementation of the City's financial software will pass the responsibility to City staff solely. As previously mentioned, the financial software implementation process can be complexed and time demanding. For staff to perform the duties of the Project Manager, facets of the day-to-day operations may be affected, or cause delays in other City Controller department deliverables.

RECOMMENDATION

Staff recommends the City Council to adopt the attached Resolution to authorize the City amend the Controller's Department FY2024-2025 budget, enter into a professional agreement with Weaver and Tidwell, LLP, and also authorize the City Manager to issue a Purchase Order in the amount of One Hundred Sixty-Four Thousand Five Hundred Fifty Dollars ($164,550) for Financial software and Payroll services to be provided by Weaver and Tidwell LLP.

SHARON RAHBAN NAVIZADEH
CITY CONTROLLER

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH WEAVER AND TIDWELL, LLP ($164,550) FOR PROJECT MANAGEMENT SERVICES FOR THE IMPLEMENTATION OF THE CITY'S ENTERPRISE RESOURCE PLANNING AND PAYROLL SOFTWARE, AND TO ISSUE A PURCHASE ORDER IN THE AMOUNT OF ONE HUNDRED SIXTY-FOUR THOUSAND FIVE HUNDRED FIFTY DOLLARS ($164,550) TO WEAVER AND TIDWELL, LLP.

WHEREAS, the City currently uses the ONESolution module system, which is a software provided by CentralSquare Technologies LLC, to electronically record and maintain its financial accounting data. ADP is currently the provider for the City's Payroll software; and

WHEREAS, the City's departments rely heavily on this finance software in their operations daily. Such operations include making payments to vendors, recording financial information, providing financial reports to governmental auditors and decision makers, responding to public requests, and many other facets of the City's daily operations; and

WHEREAS, Resolution #25,124, authorized the City Manager to enter into an agreement with CentralSquare (Superion, LLC) for the maintenance of the City's financial module; and

WHEREAS, on July 31, 2024, that agreement expired and on July 23, 2024, Resolution #26,096, authorized the City Manager to enter into a new agreement with CentralSquare Technologies LLC for the maintenance of the City's financial module. The maintenance process will provide upgrades to some of the current software, as well as implement new software that is more modern, which will increase communication between the Controller's department and other City departments related to the City's Account Receivables, Fixed Assets, and Project Ledgers; and

WHEREAS, with the use of the OneSolution software, the Controller's department oversees the City's financial management and provides detailed reports for City staff, residents, and stakeholders. Information generated from the OneSolution software assist the City with budgeting and forecasting by providing data for financial analysis and internal control monitoring, which provides financial information for the City's decision makers.

WHEREAS, the City's financial software is pivotal for the daily operations of the City Controller's office, as well as for deliverables to other City departments. The implementation of the upgraded and newer software will help staff to be more efficient, provide timely and more detailed reports, and increase effectiveness in responding to public request; and

WHEREAS, the process of implementing a financial software mainframe is complexed and time consuming. The implementation process can take over a year; and

WHEREAS, staff is aware of the potential challenges, attention to detail, and the time needed to implement the financial software, and believes it is in the best

interest of the City to hire a Project Manager to ensure the software will have the capabilities to meet the City's needs and expectations; and

WHEREAS, due to the demand of time, knowledge, communication, and attention to detail needed to implement the City's financial software, staff believes it will be difficult for the City staff to solely take on this burden. With the shortage of staff, the day-to-day operations are already challenging; and

WHEREAS, this project requires a specific level of knowledge and dedication to properly implement, and it may be difficult to assign a particular department or person to be responsible for the implementation of the City's financial software; and

WHEREAS, in August 2024, City staff released a Request for Proposal (RFP) for Project Management Services for Enterprise Resource Planning (ERP) Software Implementation. The RFP was published in the Compton Bulletin newspaper, the City's website, the California Society of Municipal Finance Officers (CSMFO) RFP website, which is accessed by CSMFO's commercial vendors actively providing financial and software services to municipalities in California, and published on PlanetBids, which is a web-enabled procurement and electronic bidding system. The City received six responses. The respondents to the Project Management ERP Software Implementation RFP were Akkodis (formerly Modis), Avero Advisors, BerryDunn, Executive Option, V2 Tech, and Weaver and Tidwell LLP; and

WHEREAS, staff conducted an apples-to-apples comparison. The apples-to-apples comparison weighed the value of the provided service and the cost. During the interviews, the candidates were allowed to present demonstrations that elaborated on their capabilities and strategy for managing the implementation of the financial software; and

WHEREAS, after reviewing the proposals and conducting the interviews, staff believes Weaver and Tidwell LLP provides the lowest and most responsible bid for managing the implementation of the City's financial software; and

WHEREAS, Weaver and Tidwell LLP is one of the largest independent CPA firms in the Southwest. Their knowledge of Accounting, particularly in Government Accounting, will provide a perspective of what is needed in the City's functionality; and

WHEREAS, the estimated cost for Weaver and Tidwell LLP to provide project management services for the implementation of the City's financial software is $140,730; and

WHEREAS, optionally, Weaver and Tidwell LLP can provide Project Manager services for the implementation of software related to the functions of Human Resources and Payroll. The optional services and costs are as follows:

- Human Resources (approximately $34,000, 164 hours of service estimated)
- Payroll (approximately $23,820, 112 hours of service estimated)

WHEREAS, staff is recommending that the City consider this option for project management of the City's Payroll software implementation. With the adoption of Resolution #26,238, the Human Resources Department received approval to hire Neogov for Human Resources and Payroll software. The City's Payroll software needs an upgrade as well, and the project management services of Weaver and Tidwell LLP will be a great attribute in facilitating the proper implementation.

WHEREAS, for Weaver and Tidwell LLP to provide project management services for the implementation of the City's Financial and Payroll software, the estimated amount will be $164,550. A budget amendment to the FY2024-2025 City Controller's Department Budget is being requested for the following:
Appropriation from:

General Fund, Fund Balance for $164,550.

To:
Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4222	General Fund, Controller's Dept Computer Software	$164,550

WHEREAS, alternatively, not hiring a Project Manager for the implementation of the City's financial software will pass the responsibility to City staff solely. As previously mentioned, the financial software implementation process can be complexed and time demanding. For staff to perform the duties of the Project Manager, facets of the day-to-day operations may be affected, or cause delays in other City Controller department deliverables; and

WHEREAS, staff recommends the City Council to adopt the attached Resolution to authorize the City amend the Controller's Department FY2024-2025 budget, enter into a professional agreement with Weaver and Tidwell, LLP, and also authorize the City Manager to issue a Purchase Order in the amount of One Hundred Sixty-Four Thousand Five Hundred Fifty Dollars ($164,550) for Financial software and Payroll services to be provided by Weaver and Tidwell LLP; and

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

SECTION 1. That the City Manager is hereby authorized to enter into a multi-year professional services agreement with Weaver and Tidwell, LLP to provide Project Management Services for the implementation of the City's Enterprise Resource Planning and Payroll Software (Financial Software $140,730, Payroll Software $23,820) for an estimated total of ($164,550).

SECTION 2. That the City Manager is hereby authorized to amend the Controller's Department FY2024-2025 budget to appropriate funds from Fund Balance ($164,550) to increase in expenditure appropriations as follows:

Account Code	Account Name	Amount
1001-650-000-4222	General Fund, Controller's Dept Computer Software	$164,550

SECTION 3. That a Purchase Order is authorized to be issued in the amount of One Hundred Sixty-Four Thousand Five Hundred Fifty Dollars ($164,550) for services to be provided by Weaver and Tidwell, LLP from the following account:

Account Code	Account Name	Amount
1001-650-000-4222	General Fund, Controller's Dept Computer Software	$164,550

SECTION 4. That a duly copy of the Resolution shall be filed with the offices of the City Manager, City Clerk, City Attorney, and City Controller.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA. D. ZURITA
CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS -
NOES: COUNCILMEMBERS -
ABSTAIN: COUNCILMEMBERS -
ABSENT: COUNCILMEMBERS -

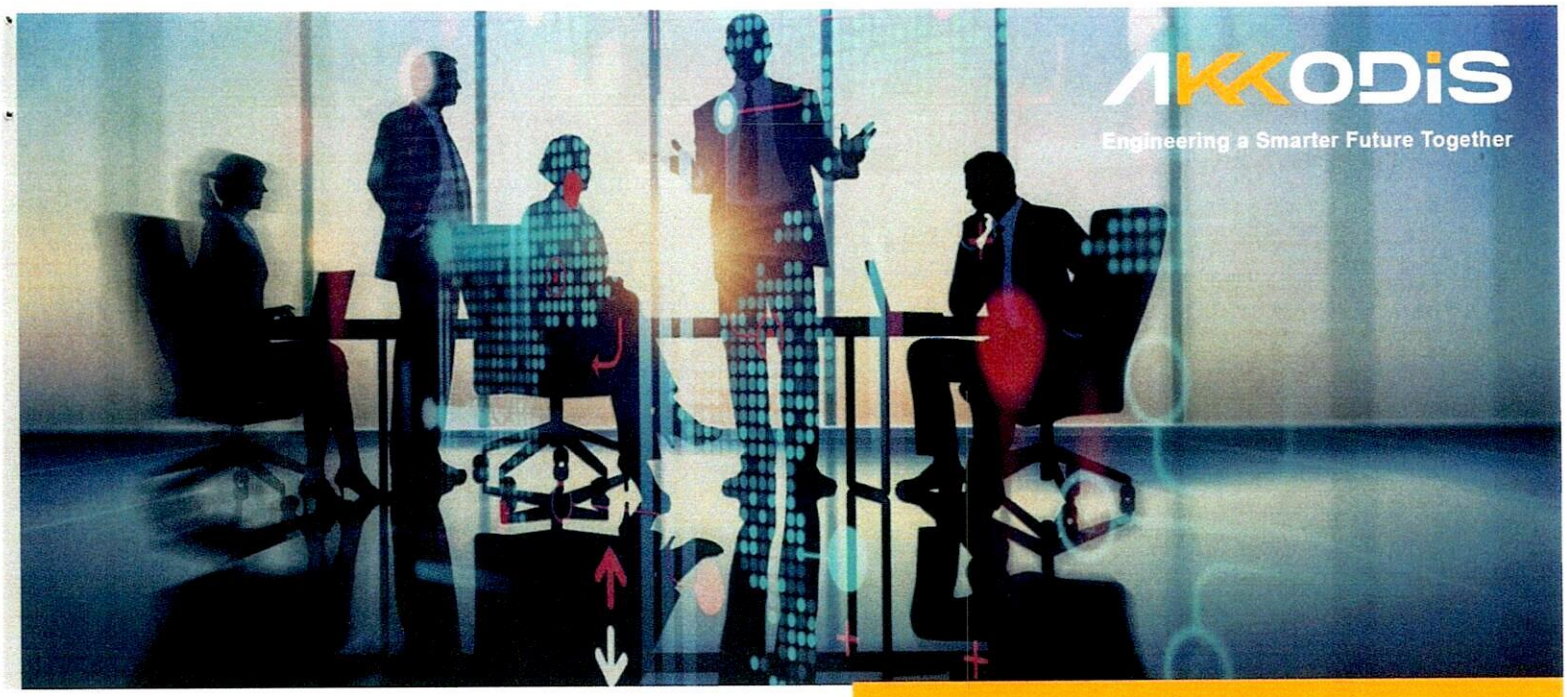
_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Attachment A

Project Manager ERP Implementation

Firm name	Staffing Hours	Services	OptionalServices	Other Fees	Travel	Total Fee
			(Not included)			
AVERO Advisors	**VP Client Success** - Estimated Hours (92) - $250 per hour **Director Client Success** - Estimated Hours (256) - $225 per hour **Project Manager** - Estimated Hours (528) - $200 per hour **Consultant** **-Estimated Hours (928)** **- $175 per hour**	**Project's estimated costing for Finance implementation Services Only:** Project Management - Project Planning **($23,400)** Implementation Planning - Strategic Action Plan and Implementation Kick-off **($21,800)** - Change Management Support **(12,450)** **Implementation Management** - Configuration Management **($82,450)** - System Testing Management **($64,050)** **- Training Support ($44,400)** **- Standard Operating Procedures ($44,400)** **- Go-Live Support ($46,400)** **- Post Go-Live Support ($29,000)** ***New Client Discount of $18,418**	**Project's estimated costing for HR and Payroll implementation Services Only:** Project Management - Project Planning **($11,000**) Implementation Planning - Strategic Action Plan and Implementation Kick-off **($2,700)** - Change Management Support **($2,700)** Implementation Management - Configuration Management **($25,900)** - System Testing Management **($22,200)** - Training Support **($21,700)** - Standard Operating Procedures **($21,700)** - Go-Live Support **($14,300)** - Post Go-Live Support **($23,300)** *New Client Discount of **$7,275**	**No other fees listed**		**$349,933.00**
Executive Options	**Project Manager** - Estimated Hours (1560) - $175 per hour **Project Admin.** - Estimated Hours (1040) - $85 per hour	**Project Manager ($273,000)** **Project Administration ($88,400)** **Month 1: Initial Planning and Stakeholder Engagement** Month 2: Scope Definition and Feasibility Study Month 3: Budgeting and Resource Planning Month 4: Vendor Engagement and Procurement Planning Month 5: Detailed Cost Estimation and Financial Planning Month 6: Project Plan Development Month 7-8: System Design and Customization Planning Month 9-10: Configuration, Integration, and Data Migration Planning Month 11: Testing and Training Plan Development Month 12: Final Review and Presentation of Proposed Costs	If Payroll and HR services are needed: Additional Project Manager Hours - Estimated (1000) - $175 per hour Additional Project Admin Hours - Estimated (650) - $85 per hour ERP Technical Lead - Estimated hours (1024) - $165 per hour ERP Implementation Function/Config Lead- HR services -Estimated hours (1280) - $180 per hour ERP Implementation Function/Config Lead- Payroll services -Estimated hours (1280) - $180 per hour Change Mgt. and Training Lead - Estimated hours (400) - $160 per hour	Contigency Fee ($90,350)	Finance Services Only- $67,762.50 Additional for HR and Payroll Services- $173,440	**$519,512.50**

V2 Tech	**Project Manager (1,600 hours @ $190 per hour)** **IT Support Staff (1,600 hours @ $160 per hour)**	**Project Manager ($304,000)** **IT Support Staff ($256,000)** **Phase 1: Planning and Requirement Gathering: (1 to 2 months)** **Phase 2: Vendor Selection and procurement. (As we selected already just 1 week)** **Phase 3: System design and Configuration (2 to 3 months) Phase 4: Testing and Quality Assurance (2 to 3 months) Phase 5: Training and Change Management (1 to 2 months) Phase 6: Go-Live and Post Implementation support (1 to 2 months)**	**Functional Consultant (100 hours @ $150 per hour)**	No other fees listed	**Estimated $30,000**	**$605,000.00**
BerryDunn	**Project's estimated costing for Finance implementation Services Only:** **- Project Planning and Intergration ($250 per hour)** **- Project Management Finance Enterprise ($250 per hour)** **- Contigency Hours ($250 per hour)**	**Project's estimated costing for Finance implementation Services Only:** **- Project Planning and Integration ($37,500)** **- Project Management Finance Enterprise ($450,000)**	**Should the City be interested in discussing our sercies to support the implementation of HR and Payroll system, we would welcome the opportunity ot provide separate pricing to support planning efforts. Estimated time to implement these systems would be 9-12 months.**	**Contingency Hours ($60,000)**	**Estimated 15 Trips ($30,750)**	**$578,250.00**
Weaver	Project's estimated costing for Finance implementation Services Only: - Partners (30 hours @ $410 per hour) - Managers (104 hours @ $250 per hour) - Supervisor Staff (224 hours @ $210 per hour) - Staff (224 hours @ $160 per hour)	Project's estimated costing for Finance implementation Services Only: - 12 months estimated implementation time. Additional fees will incur after 12 months. - Project Management - Security Admistration - Role Security definition - Requirement definition process - Application functionality/requirements implemeted - Post-implementation operationsl plans for security administration - Change Management - Hypercare processes - Go live approval	No other optional services listed	No other fees listed	**Estimated 6 trips ($19,850)**	**$140,730.00**
Akkodis	**Project Manager (2000 hours @ $149 per hour)**	**Project Manager ($298,000)** **Program Management** - Overseeing multiple projects to ensure alignment with strategic objectives and optimal resource allocation. - Planning, organizing, and controlling individual projects to achieve desired outcomes. **Skill Bundling** - Combining complementary skills and expertise to deliver comprehensive solutions.	No other optional services listed	No other fees listed	**No Travel Cost**	**$298,000.00**



CITY OF COMPTON, CALIFORNIA

PROJECT MANAGEMENT SERVICES FOR ENTERPRISE RESOURCE PLANNING SOFTWARE IMPLEMENTATION

Contact Person:
Name: Andrew Balzer
Address: 550 Brand Blvd. Suite 1125
Glendale, CA 91203
Telephone Number: (818)383-5202.
Email Address:
Andrew.balzer@akkodisgroup.com
Date: August 22, 2024
Project Number(s): RFP for Project Management Services for ERP Software Implementation

Akkodis, Inc.
4800 Deerwood Campus Parkway, Building 800, Jacksonville, FL 32246,
United States of America

Dollar Cost Bid

Summary of Professional Service Fees and Expenses for Project Management Services for Enterprise Resource Planning Software Implementation for the City of Compton.

Standard quote for the Services as described under "**Scope of work has been performed**" section of the request for proposals.

	Total Hours	Hourly Rate US $	Amount US $
Project Manager	2000	$ 149.00	$ 298,000.00
Subtotal:			$ 298,000.00
Out of Pocket Expenses: Transportation Other			N/A
Total All-Inclusive Maximum Price for ramping up a PM:			$ 298,000.00

5. Dollar Cost Bid

APPENDIX A

SUMMARY OF PROFESSIONAL SERVICE FEES AND EXPENSES FOR PROJECT MANAGEMENT SERVICES FOR ENTERPRISE RESOURCE PLANNING SOFTWARE IMPLEMENTATION FOR THE CITY OF COMPTON

Standard quote for the Services as described under "**Scope of work to be performed**" section of the request for proposals.

	Total Hours	Hourly Rate US $	Amount US $
Partners Managers Supervisory Staff Staff Other (specify)	30 104 224 224	$410 $250 $210 $160	$12,000 $26,000 $47,040 $35,840
Subtotal:	582	N/A	$120,880
Out of Pocket Expenses: Transportation Other	N/A	N/A	$19,850
Total All-Inclusive Maximum Price for the Services:	N/A	N/A	$140,730*

Note: The above quotes represent the total all-inclusive maximum prices for the services. The Proposer warrants that all costs have been considered and included in the above quotes.

Please see Pricing Assumptions listed on the following page.

weaver
Assurance · Tax · Advisory

Pricing Assumptions

1. Our pricing anticipated a twelve (12)-month implementation timeline. If the implementation timeline exceeds twelve (12) months, additional fees will be incurred.
2. Our pricing anticipates reporting status, risks and roadblocks to the project owners and key stakeholders, but does not anticipate being responsible for resolving the identified issues.
3. Our pricing anticipates weekly stakeholder meetings with one consolidated group and up to six workstreams at any given time.
4. Our pricing anticipates limited validation of task completion by responsible parties and does not include reperformance or full verification against acceptance criteria.
5. Our pricing anticipates that a comprehensive implementation plan will be provided by the software implementer with milestones and dates of achievement.
6. Our pricing does not anticipate provisioning a project management platform or application.
7. Our pricing anticipates that a register of comprehensive required functionality in the ERP exists and will be provided to our team.
8. Our pricing assumes that our team will travel to the City of Compton based on an agreed-upon schedule, not to exceed six (6) individual trips.

AVÈRO ADVISORS
512 WEST BROADWAY AVENUE
MARYVILLE, TN 37801
865.415.3848
averoadvisors.com

Best and Final Offer (BAFO)

Project Management Services for Enterprise Resource Software Implementation

November 7, 2024

Avèro's responses to the BAFO are presented below:

A. *The updated "Not To Exceed" Total Project Cost (MANDATORY – Finance) is as follows:*

AVÈRO VISION

	VP Client Success	Director Client Success	Project Manager	Consultant	
	$250	$225	$200	$175	Hourly Rate
	90	242	528	928	Total Hours
	Hours	Hours	Hours	Hours	
IMPLEMENTATION	**90**	**242**	**528**	**928**	**$368,350**
Project Management	**4**	**16**	**24**	**80**	**$23,400**
Project Planning	4	16	24	80	$23,400
Implementation Planning	**10**	**22**	**64**	**80**	**$34,250**
Strategic Action Plan & Implementation Kick-Off	8	16	32	56	$21,800
Change Management Support	2	6	32	24	$12,450
Implementation Management	**80**	**220**	**464**	**848**	**$310,700**
Configuration Management	20	60	136	210	$82,450
System Testing Management	20	48	96	166	$64,050
Training Support	8	32	64	128	$44,400
Standard Operating Procedures	8	32	64	128	$44,400
Go-Live Support	16	32	64	128	$46,400
Post Go-Live Support	8	16	40	88	$29,000
TOTAL FEES					**$368,350**
				New Client Discount (5%)	($18,418)
				IMPLEMENTATION TOTAL ESTIMATED COST	$349,933

Assumptions:

- Estimated Project Cost of $349,933 is a "not to exceed" amount for the stated scope of work.
- Actual Project Hours will be billed on a time and material basis.
- Project Invoices will be submitted on a monthly basis with supporting details.
- Additional services may be added at the discretion of the City.
- Additional services will be billed at the stated rates.

BerryDunn

November 13, 2024

City of Compton, CA
Attn: Curtis Bouldin
Financial Analyst
205 South Willow Brook Avenue
Compton, CA 90220

Dear Curtis:

On behalf of Berry, Dunn, McNeil & Parker, LLC (BerryDunn), I am pleased to submit this revised fee proposal in response to Request for Proposals for the City of Compton's (the City's) Project Management Services for Enterprise Resource Planning Software Implementation. We understand that Compton is contracting with CentralSquare for Finance Enterprise modules and considering different payroll and HR software. Based on the City's recent indication that HR/Payroll implementations will be separate, we have revised our price proposal and assumptions.

PRICING PROPOSAL AND ASSUMPTIONS

Below, we present the estimated fees associated with our work plan as it relates to providing ERP implementation project management services for the Finance Enterprise scope, and excluding HR/Payroll. For clarity, we have bulleted the key changes for review by the City:

- We modified the effort from 12-18 months at 110-150 hours per month, to 15 months at 120 hours per month to provide the City with a single cost to consider
- We reduced the estimated travel expenses to align with a focus on the Finance Enterprise scope
- We have proposed two-months of project planning and integration, where we would expect to be coordinating with the City and CentralSquare on implementation planning activities. This is expected to be a lower time commitment on our end, and therefore we have called this out as a separate row
- We previously held our hourly rate of $250 through December 31, 2025. We would be happy to extend this rate through June 30, 2026 at which time the rate would increase to $260
- As the City is unable to confirm the implementation duration at this time for the Finance Enterprise migration, we have included an optional contingency of hours to support this phase of work should the expected duration be greater than 15 months. Hours are billed only as-incurred

Services will be billed as delivered, with the expectation that the number of hours expended in a given month will fluctuate based on project activities. BerryDunn does not charge clients professional services rates on an hourly basis for travel related in connection with participating in on-site services—only the actual expenses incurred. Invoicing occurs on a monthly basis for services delivered the month prior, identifying the number of hours incurred during that period and separately identifying any travel expenses. A late fee of 1.5% per month (18% per annum) is added to any outstanding invoice balances after 30 days.

Implementation Project Management – Finance Enterprise Only

Phase	Duration (months)	Hours (per month)	Total Hours	Total Cost
Project Planning and Integration	2	75	150	**$37,500**

Implementation Project Management – Finance Enterprise Only				
Project Management Finance Enterprise	15	120	1,800	**$450,000**
Contingency Hours	N/A	N/A	240	**$60,000**
	Duration (months)	**Total Trips**	**Total Cost (per trip)***	**Total Travel Cost**
Estimated Travel Expenses	15	15	$2,050	**$30,750**
Grand Total Not to Exceed				**$578,250**

**Travel expense estimates assume one trip per month for implementation project management services. Travel estimates per trip were calculated based on the details provided below.*

Expense Category	**Cost**	**Units per Trip**	**Total**
Airfare	800	1	800
Lodging	250	3	750
Ground Transportation	75	4	300
Incidental Expenses	50	4	200
Estimated Per-Trip Travel Expense Total			**$2,050**

Should the City be interested in discussing our services to support the implementation of a human/resources and payroll system, we would welcome the opportunity to provide separate pricing to support planning efforts. From our experience, implementation of these systems can range from 9-12 months depending on the system selected and the number of payroll parallel processes that are contemplated during the implementation process.

IN CLOSING

We value the City's openness and flexibility to discussing our proposed services. Thank you again for the chance to present our revised pricing proposal and assumptions related to the scope of the project. Should you have any questions, or if you would like to discuss this proposal, please feel free to contact me directly.

Sincerely,



Ryan Doil, Principal
Local Government Practice Group
207-541-2343 | rdoil@berrydunn.com

	Total Hours	Hourly Rate US $	CentralSquare Technologies ERP PM Serivces Amount US $	Total Hours	Payroll and Human Resources software Implementation Amount US $	Notes
Egagement Manager	60	$0	$ -	40	$ -	
Project Manager	1560	$ 175.00	$ 273,000.00	1000	$ 175,000.00	
Project Admin	1040	$ 85.00	$ 88,400.00	650	$ 55,250.00	
ERP Technical Lead		$ 165.00		1024	$ 168,960.00	Estimated 8 month Delivery
ERP Implementation Functional/Config Lead - HR		$ 180.00		1280	$ 230,400.00	
ERP Implementation Functional/Config Lead - Payroll		$ 180.00		1280	$ 230,400.00	
Change Management & Training Lead		$ 160.00		400	$ 64,000.00	
Contingency			$ 90,350.00		$ 173,440.00	Not having the City of Compton's operational complexity, cost contingencty of 25% has been calculated. Contingency amount will only be billed if the need arrises.
Subtotal:			**$ 451,750.00**		**$ 1,097,450.00**	
Out of Pocket Expenses: **Transportation** **Other**			$ 67,762.50		$ 164,617.50	
Total All-Inclusive Maximum Price for the Services:			**$ 519,512.50**		**$ 1,262,067.50**	Estimated Timelines: **- Central Sqaure Project Management Services = 12 months** **- Payroll and HR ERP Implementation = 8 Months**

Please don't hesitate to reach out if you have any further questions or require additional information.

Warm Regards,

Mike N Del Prado | Chief Executive Officer
EXECUTIVE OPTION
A Veteran and Minority-Owned Company
2500 Anthem Village Dr, Suite 200, Henderson, NV 89052
Mobile : 213.399.1024

V2 TECH

Proposal

PROJECT MANAGEMENT SERVICES FOR ENTERPRISE RESOURCE PLANNING SOFTWARE IMPLEMENTATION

To	City Clerk, City of Compton
Bid Posting Date	08/15/2024 1:59 PM (PDT)

Revised Proposal Submitted By:

Company Name	V2 Tech LLC
Address	3655 Torrance Blvd, Suite 300, Torrance, California-90503
SAM Unique Entity ID	Y53FDQVF42S7
SAME CAGE	9XWC9
Date	11/04/2024

For Further Information and discussion, please contact	
Name	Sangaran Nagendran
Designation	Chief Technology Officer
Location	Torrance, CA-90503
Phone	+1 925-997-0763
Email	sangaran_n@v2techgroup.com
Name	Janani Sangaran
Designation	Managing Director
Location	Torrance, CA-90503
Phone	+1 424-471-9254
Email	janani_s@v2techgroup.com

Confidential Information

This proposal is confidential to V2 Tech LLC ("V2 Tech") and the City of Compton. This document contains information and data that V2 Tech considers confidential and proprietary ("Confidential Information"). Confidential Information includes, but is not limited to, the following:

- Corporate, employee and infrastructure information about V2 Tech LLC
- V2 Tech project management and quality processes
- Customer and project experiences provided to illustrate V2 Tech capability

Any disclosure of Confidential Information to, or use of it by a third party (i.e., a party other than City of Compton), will be damaging to V2 Tech. Ownership of all Confidential Information, no matter in what media it resides, remains with V2 Tech. Confidential Information in this document shall not be disclosed outside the buyer's proposal evaluators and shall not be duplicated, used, or disclosed – in whole or in part – for any purpose other than to evaluate this proposal without specific written permission of an authorized representative of V2 Tech.

Analyst/ Tech Lead (Full Time: Hybrid/Remote)	- Business Requirements Document. - Functional Specification - Technical Specification - Code Deliverables and maintaining in City's secured repository. - User Acceptance Testing documents - User Manuals and videos. Where He/She will be having his/her own high-level version drafted and shared with Project Manager for dual validation.
Functional Consultant (Part Time)	Payroll experts like CPA and Human resource specialist with HRM functional knowledge will be consulted during any phase of the work as needed, we are estimating at least 10 hours in a month (Both)

2.5 Program Management

Program Management is essential to ensure successful completion of the project tasks within the timeframe and within budget. To coordinate the activities between V2 Tech and City of Compton, a V2 Tech Program Manager (PM), working with the designated PM from City of Compton will plan, monitor and control activities throughout the project. All official communications and documentation associated with the project will be addressed to the city deputy controller or any other responsible officials.

3. Dollar Cost Bid & Invoice Schedule

	Total Hours	Hourly Rate US$	Amount US$
Project Manager	1600	190	304,000
IT Support Staff (BA/QA/Technical Lead)	1600	160	256,000
Functional Consultant (Optional)	100	150	**15,000**
Sub Total			575,000
Out of Pocket/Transportation/Insurance/ Other Miscellaneous for Project			30000
Total All-Inclusive Maximum Price for the Services:			605,000

Amount in words: **Six hundred and five thousand dollars only**

Invoice along with time sheet will be sent every 2 weeks with payment term of Net 15 days.

Attachment C

As requested, our estimate for the human resources and payroll implementation are as follows:

- Human Resources: $34,000 (164 Hours)
- Payroll: $23,820 (112 Hours)

The project will consist of the three phases:

- Phase 1: Requirements Gathering
- Phase 2: Implementation
- Phase 3: Training & Handover

Pricing Assumptions:

- For the payroll implementation, the project management quote may be impacted by the:
    - Complexity of payroll data (e.g., multiple pay structures, benefits, deductions).
    - Integrations with financial systems, time tracking systems, and other relevant applications.
    - Customizations or unique payroll processes that need to be accommodated.
    - Types or number of payroll reports needed and frequency of reporting.
- For the HR Implementation, the project management quote may be impacted by the:
    - Requirements from different user groups (e.g., HR staff, managers, employees).
    - Integrations with payroll, benefits administration, and other relevant systems.
    - Specific employment laws and regulations that must be adhered to.
    - Customizations or unique HR processes that need to be accommodated.
    - Types or number of HR reports and analytics needed, and frequency of reporting.
- The implementation is to shift from a legacy system and process to a new application; does not include process redesign.
- Our pricing anticipated a three (3) month implementation timeline. If the implementation timeline exceeds three (3) months, additional fees will be incurred.
- This does not include out of pocket expenses.

The assumptions included in the proposal are also relevant to these implementations.

weaver
Assurance · Tax · Advisory

Brett Nabors
Partner, Advisory - Consulting
Weaver

O: 512-609-1947 E: brett.nabors@weaver.com
A: 1601 South MoPac Expressway, Suite D250, Austin, TX 78746
W: weaver.com

June 24, 2025

TO: **MAYOR AND COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING AND AUTHORIZING THE SUBMISSION OF THE CITY'S FISCAL YEAR 2025-2029 CONSOLIDATED PLAN AND THE FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND USE OF FUNDS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), THE HOME INVESTMENT PARTNERSHIP GRANT (HOME) PROGRAMS**

SUMMARY

On June 24, 2025, the City staff conducted a public hearing to receive public input on the City of Compton's drafted Consolidated Plan and Annual Action Plan for Fiscal Year (FY) 2025-2029 and 2025-2026. At the conclusion of the public hearing, Staff requests the City Council to adopt and authorize the City Manager to submit to the U.S. Department of Housing and Urban Development (HUD) the City's FY 2025-2029 Consolidated Plan and FY 2025-2026 Annual Action Plan which outlines the goals for the investment of annual allocations of funds from the Community Development Block Grant (CDBG), and the HOME Investment Partnership Grant (HOME). The adoption of this Resolution will also authorize the City Manager to submit any requisite federal fund applications and execute any and all documents as required.

BACKGROUND

In order to be eligible to receive Federal funds, the U.S. Department of Housing and Urban Development (HUD) requires the City of Compton ("City") to prepare an Annual Action Plan for each of the five (5) years covered by the City's 5-Year Consolidated Plan (2025-2029). The City must develop a Consolidated Plan and Annual Action Plan, which combines into a single submission to HUD the planning and application elements for the CDBG and HOME grants. The City produces the Action Plan annually before July 8th of each fiscal year to ensure its eligibility for CDBG and HOME grant funds.

HUD's Fiscal Year 2025-2026 federal grant allocation for the City's Community Development Block Grant (CDBG) is $1,340,424. The City's HOME program allocation for fiscal year 2025-2026 is $423,959.31 for programming. In accordance with HUD requirements and consistent with the City's Consolidated 5-Year Plan, Staff prepared the draft FY 2025-2029 Consolidated Plan and Annual Action Plan. As part of the planning

process, a Notice of Funding Availability (NOFA) will be posted on the City's website and published in the Compton Bulletin Newspaper. CDBG applications will be made available beginning November 2025 and ending on January 2026. The Grants Management Department conducted two (2) Technical Assistance Workshop designed to provide prospective applicants with information regarding the FY 2025 application process and eligibility requirements for the grants mentioned above programs. Staff and the Federal Grants Advisory Board (FGAB) met with four (4) of the 13 individuals representing their organizations. The City received 13 public service applications that included well over $201,063.60 funding requests from 13 distinctive organizations.

On May 21, 2025, the City released a NOFA for the drafted FY 2025-2029 HUD Funding Recommendations for CDBG & HOME funding for a 30-day review period to obtain public input and comments on the proposed Consolidated and Action Plan. The City of Compton has met all HUD requirements in the development of the Consolidated and Annual Action Plan.

CDBG Program:

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment, principally for persons of low and moderate income. The proposed eligible CDBG activities for Fiscal Year 2025-2026 are as follows:

	FY 2025-2026 CDBG PROGRAM / ACTIVITY	AMOUNT
1	CDBG Program Administration	$268,084.80
2	Fair Housing Foundation	$ 10,000
3	Community Legal Aid	$ 17,933.35
4	Boys & Girls Club of Metro Los Angeles	$ 12,933.33
5	The Makers HUD	$ 17,933.33
6	Habitat for Humanity of Greater Los Angeles	$ 22,933.33
7	Coalition for Humane Immigrant Rights	$17,933.33
8	Southern California Junior Cricket Academy	$12,933.33
9	Housing Rehabilitation Affordable Housing Initiatives	$350,000
10	Public Facility & Infrastructure Improvements	$408,995.04
11	Economic Development Initiatives	$185,744.16
12	Mayor & City Council CDBG Eligible Initiative	$15,000
	TOTAL	**$1,340,424**

Home Program:

The primary purpose of the HOME Program is to preserve and increase the supply of decent, safe, and sanitary affordable rental and owner-occupied housing primarily for persons of low and moderate income. The proposed eligible HOME activities for Fiscal Year 2025-2026 are as follows:

	FY 2025-2026 HOME PROGRAM / ACTIVITY	AMOUNT
a	HOME Program Administration	$42,395.93
b	HOME CHDO Activity	$95,000.00
c	Housing Development Affordable Housing Initiative	$286,563.38
	TOTAL	**$423,959.31**

STATEMENT OF ISSUE

In order for the City of Compton to receive the federal fund grant allocations from HUD in the form of CDBG and HOME grant funds, City Council authorization is required to approve and submit the Consolidated Plan and Annual Action Plan for FY 2025-2029 and FY 2025-2026 which includes CDBG and HOME grant applications and the City's proposed use of federal funds.

FISCAL IMPACT

The General Fund will not be negatively impacted by the proposed FY 2025-2029 Consolidated Plan and Annual Action Plan.

RECOMMENDATIONS

Staff recommends that City Council adopt the proposed FY 2025-2029 Consolidated Plan and the FY 2025-2026 Annual Action Plan ("Plan") and authorize the City Manager to submit the Plan to HUD and execute any and all necessary applications and/or agreements to implement the proposed programs pursuant to the funding allocations in the City's Plan.

TURMEL WOODS
GRANTS COMPLIANCE MANAGER

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING AND AUTHORIZING THE SUBMISSION OF THE CITY'S FISCAL YEAR 2025-2029 CONSOLIDATED PLAN AND THE FISCAL YEAR 2025-2026 ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND USE OF FUNDS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), THE HOME INVESTMENT PARTNERSHIP GRANT (HOME) PROGRAMS

WHEREAS, In order to be eligible to receive federal funds, the U.S. Department of Housing and Urban Development (HUD) requires the City of Compton ("City") to prepare an Annual Action Plan for each of the five (5) years covered by the City's Consolidated 5-Year Plan (2015-2029); and

WHEREAS, the City must develop a Consolidated Plan and Annual Action Plan which combines into a single submission to HUD the planning and application elements for the CDBG and HOME grants. The City produces the Action Plan annually, which is due before July 8th of each fiscal year, to ensure its eligibility for CDBG and HOME grant funds; and

WHEREAS, HUD's Fiscal Year 2025-2026 federal grant allocation for the City's Community Development Block Grant (CDBG) is $1,340,424. The City's HOME program allocation for fiscal year 2025-2026 is $423,959.31 for programming; and

WHEREAS, in accordance with HUD requirements and consistent with the City's Consolidated 5-Year Plan, Staff prepared the draft FY 2025-2029 Consolidated Plan and Annual Action Plan which outlines the City's planned use of CDBG and HOME grant funds; and

WHEREAS, as part of the planning process, a Notice of Funding Availability (NOFA) was posted on the City's website and published in the Compton Bulletin Newspaper. Applications were available November 2024 and ending on January 2025; and

WHEREAS, the Grants Management Department hosted two CDBG applicant technical assistance workshop in December 5, 2024 and January 9, 2025. The workshop was for applicants that wanted to learn more about the requirements to apply for City's CDBG funding. In addition, on January 28 and 30, 2025, the Grants Management Department hosted a stakeholders meeting and general public meeting to receive input on housing and community development needs and upcoming priorities for Fiscal Year 2025-2026 from the public; and

WHEREAS, On May 21, 2025, the City released a NOFA for the drafted FY 2025-2029 Consolidated Plan and FY 2025-2026 Annual Action Plan for a 30-day review period to obtain public input and comments on the proposed Action Plan. The City of Compton has met all HUD requirements in the development of the Annual Action Plan; and

WHEREAS, the primary objective of the CDBG program is to develop viable urban communities by providing decent housing and a suitable living environment, principally for persons of low and moderate income; and

WHEREAS, the primary purpose of the HOME Program is to preserve and increase the supply of decent, safe, and sanitary affordable rental and owner-occupied housing primarily for persons of low and moderate income; and

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

SECTION 1: That the City Council shall adopt the funding recommendations of the draft FY 2025-2026 Consolidated Annual Action Plan as follows:

	FY 2025-2026 CDBG PROGRAM / ACTIVITY	AMOUNT
1	CDBG Program Administration	$268,084.80
2	Fair Housing Foundation	$ 10,000
3	Community Legal Aid	$ 17,933.35
4	Boys & Girls Club of Metro Los Angeles	$ 12,933.33
5	The Makers HUD	$ 17,933.33
6	Habitat for Humanity of Greater Los Angeles	$ 22,933.33
7	Coalition for Humane Immigrant Rights	$17,933.33
8	Southern California Junior Cricket Academy	$12,933.33
9	Housing Rehabilitation Affordable Housing Initiatives	$350,000
10	Public Facility & Infrastructure Improvements	$408,995.04
11	Economic Development Initiatives	$185,744.16
12	Mayor & City Council CDBG Eligible Initiative	$15,000
	TOTAL	**$1,340,424**

	FY 2025-2026 HOME PROGRAM / ACTIVITY	AMOUNT
a	HOME Program Administration	$42,395.93
b	HOME CHDO Activity	$95,000.00
c	Housing Development Affordable Housing Initiative	$286,563.38
	TOTAL	**$423,959.31**

SECTION 2. That the City Manager is authorized to submit the Fiscal Year 2025-2029 Consolidated Annual Action Plan to the Department of Housing and Urban Development (HUD).

SECTION 3. That the City Manager is authorized to execute all necessary documents and implement all programs included in the FY 2025-2029 Consolidated Annual Action Plan.

SECTION 4. That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, City Clerk, and the Grants Management Department.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

2025- 2029



CONSOLIDATED PLAN

PLAN

Prepared F

The City of Compto

Table of Contents

Executive Summary....4

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)....4

The Process....8

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)....8

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)....9

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)....16

Needs Assessment....19

NA-05 Overview....19

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)....20

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)....30

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)....33

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)....37

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)....39

NA-35 Public Housing – 91.205(b)....41

NA-40 Homeless Needs Assessment – 91.205(c)....46

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)....51

NA-50 Non-Housing Community Development Needs – 91.215 (f)....54

Housing Market Analysis....58

MA-05 Overview....58

MA-10 Number of Housing Units – 91.210(a)&(b)(2)....59

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)....62

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)....65

MA-25 Public and Assisted Housing – 91.210(b)....68

MA-30 Homeless Facilities and Services – 91.210(c)....72

MA-35 Special Needs Facilities and Services – 91.210(d)....77

MA-40 Barriers to Affordable Housing – 91.210(e)....81

MA-45 Non-Housing Community Development Assets – 91.215 (f)....83

MA-50 Needs and Market Analysis Discussion....90
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)....95
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)....97
Strategic Plan....99
SP-05 Overview....99
SP-10 Geographic Priorities – 91.215 (a)(1)....100
SP-25 Priority Needs - 91.215(a)(2)....102
SP-30 Influence of Market Conditions – 91.215 (b)....104
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)....105
SP-40 Institutional Delivery Structure – 91.215(k)....107
SP-45 Goals Summary – 91.215(a)(4)....114
SP-50 Public Housing Accessibility and Involvement – 91.215(c)....117
SP-55 Barriers to affordable housing – 91.215(h)....118
SP-60 Homelessness Strategy – 91.215(d)....119
SP-65 Lead based paint Hazards – 91.215(i)....121
SP-70 Anti-Poverty Strategy – 91.215(j)....123
SP-80 Monitoring – 91.230....124
Expected Resources....125
AP-15 Expected Resources – 91.220(c)(1,2)....125
Annual Goals and Objectives....128
Projects....131
AP-35 Projects – 91.220(d)....131
AP-38 Project Summary....132
AP-50 Geographic Distribution – 91.220(f)....136
Affordable Housing....137
AP-55 Affordable Housing – 91.220(g)....137
AP-60 Public Housing – 91.220(h)....138

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 140

AP-75 Barriers to affordable housing – 91.220(j) 144

AP-85 Other Actions – 91.220(k) 146

Program Specific Requirements 148

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires the City of Compton to develop a Consolidated Plan to assess community needs and engage in a citywide dialogue regarding affordable housing and community development priorities for the use of federal funding. The 2025-2029 Consolidated Plan will guide the allocation of resources and serve as the application for the following federal entitlement programs that support low-income individuals and families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Act Program (HOME)

The City of Compton's Five-Year Consolidated Plan identifies the city's affordable housing, community development, and homelessness needs and establishes a strategic, coordinated approach to addressing them. This document includes required narrative responses that ensure compliance with HUD's Consolidated Planning Regulations.

All federal funds must exclusively serve individuals and families with low to moderate income (LMI) levels. Grant funding must focus on at least one of the following HUD objectives:

- Increase the availability, accessibility, affordability, and sustainability of decent housing.
- Create suitable living environments.
- Expand economic opportunities.

Through this plan, Compton aims to maximize federal resources to enhance housing affordability, promote economic development, and improve the quality of life for its most vulnerable residents.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Compton has developed key priorities and goals to address community needs over the next five years. The Consolidated Plan outlines housing and community development needs in Compton and serves as a strategic framework for the use of federal funding.

This plan is informed by U.S. Census data, the 2016-2020 5-Year American Community Survey (ACS), and the Comprehensive Housing Affordability Strategy (CHAS) data, which estimate the number of households facing housing challenges. Additional local data

on homelessness and assisted housing is incorporated from regional homeless services providers, the local Housing Authority, and community stakeholders. Public input gathered through interviews, focus groups, meetings, and community surveys has been analyzed alongside data to identify priority needs in affordable housing, homelessness services, assisted housing, community development, and economic development.

FY2025-2029 Consolidated Plan Priorities

- Access to Affordable Housing
- Improved Access to Public Facilities
- Affirmatively Furthering Fair Housing
- Access to Public Services
- Economic Development and Job Creation
- Planning and Administration

By prioritizing these key areas, Compton aims to enhance housing stability, expand public services, and promote fair housing while ensuring the efficient administration of federal funds to benefit low- and moderate-income residents.

3. Evaluation of past performance

The City continues to make strides with CDBG and HOME funds by implementing programs that enhance the lives of Compton residents through public infrastructure and facility improvements, and public service activities designed to enrich residents' lives. The City has also consistently promoted fair housing in the administration of program funds by supporting activities that enhance fair housing education. Specific data on each program is provided in the annual CAPER which covers affordable housing outcomes, homelessness and special needs activities, and other City actions in support of the Annual Action Plan Goals and Objectives. The Compton Grants Management Department is responsible for facilitating the development and execution of the actions contained in this report.

4. Summary of citizen participation process and consultation process

The City of Compton conducted extensive consultation and public engagement to inform the development of the 2025-2029 Consolidated Plan. Collaboration with residents, municipal officials, nonprofit agencies, public housing agencies, private developers, governmental agencies, and the local Continuum of Care helped assess community needs and funding priorities. The City prioritized inclusive engagement to ensure that federal resources are allocated effectively to address affordable housing, homelessness, public services, and community development challenges.

As part of this effort, the City held two in-person public meetings to gather input from community members and stakeholders before drafting the plan. These meetings provided an opportunity for residents and organizations to voice concerns and priorities regarding the most pressing issues affecting low- and moderate-income households. Public

meetings were held on January 28, 2025, and January 30, 2025, at City Council Chambers. Community members attended these meetings, representing a diverse cross-section of the city to providing insights from the housing, social services, and economic development sectors.

To supplement the in-person engagement, the City conducted a community needs survey to gather additional feedback from residents and stakeholders. The survey informed respondents about the City's efforts to update the Consolidated Plan and sought input on key community priorities, such as affordable housing, economic development, public services, and infrastructure improvements. The survey was available in both hard copy and electronic formats via SurveyMonkey, ensuring accessibility across various devices, including smartphones, tablets, and web browsers. Additionally, Spanish translations were available to reach a broader audience. The feedback has been included in the Appendix of this document.

To further encourage public participation and transparency, the draft 2025-2029 Consolidated Plan will be available for a 30-day public review period. During this time, community members will have the opportunity to review the plan and provide feedback. The plan will also be presented at a Compton City Council meeting on June 24 2025, where a public hearing will be held to receive formal comments on proposed priorities, goals, and activities. By actively engaging residents, stakeholders, and service providers, the City of Compton ensures that the 2025-2029 Consolidated Plan reflects the community's most pressing housing and development needs, guiding the effective use of federal resources to improve the quality of life for its residents.

5. Summary of public comments

A summary of public comments will be included in this document at the end of the public comment period.

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

All comments were accepted.

7. Summary

The Proposed Consolidated Plan 2025-2029 establishes strategic priorities based on extensive consultation with community stakeholders, combined with data from the U.S. Census and other sources, to identify housing and community development needs in the City of Compton. These priorities will guide the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, leveraging additional public and private investments to maximize community impact.

The City of Compton has identified the following CDBG and HOME-funded strategic priorities to address key community needs:

- Access to Affordable Housing
- Improved Access to Public Facilities
- Affirmatively Furthering Fair Housing
- Access to Public Services
- Economic Development and Job Creation
- Planning and Administration

Over the next five years, Compton will remain focused on expanding affordable housing options, enhancing community services, and addressing the basic needs of families and individuals to promote sustainable and inclusive growth throughout the city.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Compton	Grants Management Department
HOME Administrator	Compton	Grants Management Department

Table 1 – Responsible Agencies

Narrative

The City of Compton administers the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME) within its city limits. Through its administration, the City ensures that federal funds are effectively allocated to support affordable housing, public services, economic development, and community revitalization efforts.

The City of Compton's Grants Management Department is responsible for developing, administering, and reviewing the 5-Year Consolidated Plan and Annual Action Plan. The department oversees program compliance, financial management, and internal controls to ensure efficient use of federal funds while adhering to HUD regulations.

To develop a comprehensive strategy for addressing Compton's housing and community development needs, City staff and consultants conducted research, data analysis, and extensive stakeholder engagement. The resulting plan establishes clear funding priorities for CDBG and HOME programs, guiding local efforts to expand affordable housing, enhance public services, and foster community development over the next five years.

Consolidated Plan Public Contact Information

Mr. Turmel Woods, Grants Compliance Manager
City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
Tel: (310) 605-5580
Email: t.woods@comptoncity.org
Website: www.comptoncity.org

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Consultation was conducted through interviews and group forums with residents, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. Two in-person public meetings were held before the development of the plan to solicit feedback from stakeholders and the general public. These meetings are summarized in the sections below.

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(l)).

The City of Compton recognizes the importance of strategic coordination among service providers to maximize the impact of housing and community development programs. During the development of the Consolidated Plan, the City engaged in extensive consultation with organizations providing assisted housing, health services, and other community-based programs. Outreach efforts included targeted surveys, invitations to community meetings, and follow-up in-person interviews to ensure a comprehensive, collaborative approach to addressing community needs.

To enhance coordination between public and assisted housing providers, health agencies, mental health services, and other government entities, the City undertook the following initiatives:

- Collaboration with Housing Agencies: The City partnered with the Los Angeles County Development Authority (LACDA) and the Compton Housing Authority to obtain input on public and assisted housing programs, with a focus on Section 8 Housing Choice Vouchers and Self-Sufficiency Programs that expand affordable rental housing opportunities.
- Homelessness Services: The City worked with the Los Angeles Homeless Services Authority (LAHSA) to assess homelessness needs, available programs, and ongoing challenges, ensuring alignment with regional efforts to reduce homelessness.
- Mental Health Services: Coordination with the Los Angeles County Department of Mental Health (DMH) allowed the City to integrate data on mental health needs and service gaps into its planning efforts.

- Foster Care and Youth Services: The City collaborated with the Los Angeles County Department of Children and Family Services (DCFS) to assess foster care needs and ensure appropriate housing and support services for youth transitioning out of foster care.
- Private Sector Housing Development: The City continued to engage with private housing developers to incorporate affordable housing units into multi-family developments and worked with nonprofit housing organizations to expand housing opportunities and services.

Recognizing the importance of ongoing collaboration, the City of Compton is committed to strengthening existing partnerships while fostering new relationships with organizations that share its mission of expanding affordable housing, improving public services, and enhancing community development efforts. Through this coordinated approach, the City aims to build a more inclusive, sustainable, and supportive housing system for its residents.

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 City of Compton coordinates closely with the Los Angeles Continuum of Care (CoC), led by the Los Angeles Homeless Services Authority (LAHSA), to address the complex needs of individuals and families experiencing or at risk of homelessness. This regional partnership ensures that Compton's local efforts are integrated with broader countywide strategies aimed at preventing and reducing homelessness. Through collaboration with LAHSA and key service providers like the Homeless Outreach Program Integrated Care System (HOPICS), Compton works to deliver a comprehensive system of care that includes outreach, emergency shelter, transitional housing, permanent supportive housing, and supportive services tailored to vulnerable populations—particularly chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and those at risk of homelessness.

In January 2024, Compton participated in the County's "Pathway Home" initiative, which transitioned 33 individuals from street encampments into interim housing with wraparound services. This initiative reflects Compton's commitment to evidence-based practices that promote housing stability and reduce the length of time individuals experience homelessness. Additionally, HOPICS serves as the lead agency for Service Planning Area 6 (SPA 6), which includes Compton. HOPICS delivers a continuum of care that integrates housing assistance with behavioral health, substance use, employment, and

reentry support—focusing on vulnerable populations including justice-involved individuals and those with co-occurring conditions.

Compton actively contributes to LAHSA's annual Greater Los Angeles Homeless Count, which provides vital data used to guide funding decisions and service strategies. According to the 2022 count, there were approximately 644 individuals experiencing homelessness in Compton, with the majority being unsheltered. These data points highlight the urgency of local efforts and underscore the need for targeted interventions. To better support these individuals, the City continues to advocate for expanded access to supportive and affordable housing options, particularly for residents who face systemic barriers to stable housing.

Equity remains a central principle in Compton's approach. The City acknowledges the disproportionate impact of homelessness on specific communities, especially Black/African American residents, and prioritizes culturally responsive and equitable access to resources and services. Stakeholder engagement, inter-agency coordination, and data-driven planning are key components of Compton's strategy to ensure that the needs of all homeless and at-risk populations are addressed comprehensively and with dignity.

Through continued partnership with LAHSA, HOPICS, and local nonprofits, Compton remains committed to strengthening its homeless services infrastructure. The City supports the development of additional housing resources, improved access to services, and coordinated systems for data management, including the Homeless Management Information System (HMIS). These collaborative efforts help ensure that limited resources are targeted efficiently and that outcomes are regularly evaluated for effectiveness, with the goal of reducing homelessness and increasing housing stability across the community.

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

The City of Compton does not receive ESG funds.

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

Agency/Group/Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
The City of Compton	Government	Housing Needs Non-Homeless Needs Homeless Needs Economic Development Needs	The City requested input from internal departments regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.
Federal Communications Commission	Federal Government	Market Analysis	The City requested specific data pertaining to Compton from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan. The FCC provides data on internet coverage and access allowing the City to adequately plan digital initiatives.
Office of Emergency Management	Local Government	Market Analysis	The City requested input from this department regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.
Community Legal Aid	Nonprofit	Housing Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Boys & Girls Clubs of Metro Los Angeles	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.

The Makers Hub	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Habitat for Humanity of Greater Los Angeles (Habitat LA)	Nonprofit	Housing Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Coalition for Human Immigrant Rights (CHIRLA)	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Southern California Junior Cricket Academy	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
The Children's Clinic, Serving Children and their Families	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Fair Housing Foundation	Nonprofit	Housing Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
United Hands Multi-Purpose	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Licensed Adult Residential Care Association	Nonprofit	Housing Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.

Restoration Diversion Services, Inc.	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Los Angeles Continuum of Care (CoC)	Continuum of Care	Housing Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.
Compton Housing Authority	Public Housing Agency	Housing Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.
The WIN Project	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.
Children Striving Together	Nonprofit	Non-Homeless Needs	The City requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan through the RFP process.

Table 2 – Agencies, groups, organizations who participated

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

There were not agencies excluded from consultation.

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

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 Continuum of Care (CoC)	The goals of Compton's Strategic Plan align with the Continuum of Care by supporting homelessness strategies—from outreach and emergency shelter to rapid re-housing, prevention, and permanent supportive housing. Collaboration ensures coordinated, long-term solutions.

Table 3 – Other local / regional / federal planning efforts

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))

As the City of Compton implements its 2025–2029 Consolidated Plan, it will continue to collaborate with a broad network of local, regional, and state partners to advance housing and community development goals. These partnerships are critical to the City's efforts to expand access to affordable housing, reduce and prevent homelessness, improve public services, and foster inclusive economic development.

Key partners include public and private entities such as the Los Angeles Homeless Services Authority (LAHSA), the Los Angeles County Development Authority (LACDA), the Housing Authority of the County of Los Angeles, nonprofit service providers, housing developers, faith-based organizations, regional planning bodies, and educational institutions that support workforce development and community engagement. The City also works closely with the State of California through agencies such as the California Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) to align funding opportunities and policy initiatives.

Through these ongoing collaborations, the City of Compton seeks to leverage resources, coordinate service delivery, and implement strategies that respond effectively to the needs of its residents. These partnerships help the City address persistent challenges in housing, infrastructure, and economic mobility, while promoting equitable development and long-term stability for low- and moderate-income households and historically underserved neighborhoods.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The City of Compton has developed its 2025–2029 Consolidated Plan and 2025 Annual Action Plan in accordance with its approved Citizen Participation Plan (CPP), ensuring meaningful community engagement and input throughout the planning process. The CPP is structured to promote inclusive participation from all segments of the community, with a particular emphasis on involving low- and moderate-income residents, individuals with special needs, and racial and ethnic minorities whose voices are critical to shaping local housing and community development priorities.

The Citizen Participation Plan outlines specific procedures for public engagement, including public notices, opportunities for comment, and targeted outreach to underserved populations. It also requires consultation with public housing authorities and the residents they serve, ensuring that the perspectives and needs of those living in subsidized housing are integrated into the City's planning framework.

To inform the development of the 2025–2029 Consolidated Plan and 2025 Annual Action Plan, the City conducted a wide range of outreach activities. These included initial public hearings to gather early input, one-on-one stakeholder interviews with local service providers and community leaders, electronic community surveys translated into Spanish, and the distribution of informational flyers in key locations throughout the city. Through these efforts, the City aimed to ensure broad participation and to identify the most pressing housing, infrastructure, and public service needs affecting Compton residents.

The feedback gathered during this process played a central role in shaping the City's strategic goals and funding priorities for the five-year planning period, ensuring that federal resources are directed toward initiatives that reflect the community's voice and support equitable development across all neighborhoods.

Citizen Participation Outreach

1	Field	Description	
	Consolidated Plan	COMPTON	16

	Mode of Outreach	**Public Meeting**
	Target of Outreach	Non-targeted/broad community
	Summary of Response	Two public meetings were held to receive community input from residents on community development, housing, and homeless needs. There were two general meetings that focused on community stakeholders, nonprofits, and city departments. There was a total of 6 participants including nonprofit stakeholders in attendance for the meetings. The meetings were held on January 28, 2025, and January 30, 2025, at City Hall Council Chambers
	Summary of Comments Received	• Public Facility improvements to parks and community centers • Infrastructure improvements to streets and sidewalks • Business Façade improvements • Small Business Assistance • Workforce Training • Homelessness Support for unsheltered homeless and victims of sex-trafficking • Housing rehabilitation for low-income, seniors, and disabled included additional focus on minor repairs such as grab bar installation for elderly and disabled. • Landlord and tenant education • Transitional housing is limited; hotels and office buildings could be repurposed. • Affordable housing is limited; long waitlists and voucher acceptance issues persist. • Seniors and fixed-income residents struggle to find affordable units. • Expand services for human trafficking and domestic violence survivors. • Deeper collaboration and expanded housing/services are critical to meet growing demand.
	Summary of Comments Not Accepted and Reasons	All comments were accepted.
	URL if Applicable	Not Applicable
	Mode of Outreach	**Surveys**
2	Target of Outreach	Non-targeted/broad community
	Summary of Response	The survey received 1 response.
	Summary of Comments Received	The survey was used to capture comments. The survey analysis is attached.
	Summary of Comments Not Accepted and Reasons	All comments were accepted.

	URL if Applicable	https://www.surveymonkey.com/r/ComptonNeeds
3	**Mode of Outreach**	**Public Hearing**
	Target of Outreach	Non-targeted/broad community
	Summary of Response	To be included following the close of the comment period.
	Summary of Comments Received	To be included following the close of the comment period.
	Summary of Comments Not Accepted and Reasons	All comments were accepted.
	URL if Applicable	
4	**Mode of Outreach**	
	Target of Outreach	Non-targeted/broad community
	Summary of Response	To be included following the close of the comment period.
	Summary of Comments Received	No comments received.
	Summary of Comments Not Accepted and Reasons	All comments were accepted
	URL if Applicable	Not Applicable

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Compton's Grants Management Department is dedicated to fostering the development and preservation of quality housing and appropriate living conditions for individuals with low to moderate incomes through the Consolidated Planning process. The Needs Assessment is conducted through an analysis of housing challenges faced by both renters and homeowners in Compton.

Data from the Comprehensive Housing Affordability Strategy (CHAS) highlights the number of households requiring housing assistance. This CHAS dataset is a specialized compilation of the 2016-2020 American Community Survey (ACS) data provided by the Census Bureau. It offers counts of households experiencing various housing issues that align with specific HUD-defined criteria, including income limits (primarily at 30%, 50%, and 80% of Area Median Income) and household types that are particularly relevant to planners and policymakers. Due to the need for the Census Bureau to perform additional calculations for micro-level housing problems, CHAS data may not reflect the most current ACS data.

Understanding the distinct housing needs of Compton is essential for developing an effective and responsive affordable housing strategy. Consequently, an evaluation of affordable rental and single-family housing was carried out, utilizing available demographic, economic, and housing information. This assessment employed HUD’s eCon Planning Suite within the Integrated Disbursement and Information System (IDIS), which automatically incorporates the latest housing and economic data to aid jurisdictions in determining funding priorities for the Consolidated Plan and Annual Action Plan.

The data presented outlines the number and percentage of renters and homeowners potentially facing housing challenges, categorized by income level. The Needs Assessment concludes with an examination of broader community development needs beyond housing, including the necessity for public facilities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following information presents an analysis of housing challenges within the City of Compton, based on HUD's Comprehensive Housing Affordability Strategy (CHAS) data. The CHAS data highlights four primary housing issues:

- Lack of complete kitchen facilities
- Lack of complete plumbing facilities
- Overcrowding - More than one person per room
- Cost burden - Monthly housing expenses (including utilities) exceeding 30% of monthly income

In more severe instances, a household is classified as facing a severe housing problem if it encounters one or more of the following issues:

- Severe overcrowding – More than 1.5 persons per room
- Severe cost burden – Monthly housing expenses (including utilities) exceeding 50% of monthly income.

In 2009, Compton's population was recorded at 97,955, with 23,550 households and a median income of $43,507 per year. However, data from the American Community Survey (ACS) covering the years 2016 to 2020 indicates a 2% decline in population, bringing the total to 95,805 residents by 2020. During the same period, the median annual household income saw a significant increase of 35%, rising to $58,703.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	97,955	95,805	-2%
Households	23,550	23,915	2%
Median Income	$43,507.00	$58,703.00	35%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

The table below categorizes households into three distinct groups (0-30% HAMFI, >30-50% HAMFI, and >50-80% HAMFI). Despite these classifications, many of these families encounter comparable housing challenges, including overcrowding and financial strain. In alignment with this plan and HUD's emphasis on low-income communities, our focus will be on families earning less than 80% AMFI. Furthermore, this plan will classify families with more than five members as large families.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,790	4,160	6,720	2,250	4,000
Small Family Households	2,780	1,695	3,280	1,205	2,280
Large Family Households	1,540	1,495	2,020	635	690
Household contains at least one person 62-74 years of age	1,375	1,030	1,625	500	955
Household contains at least one-person age 75 or older	990	440	560	155	470
Households with one or more children 6 years old or younger	1,880	1,200	1,575	585	320

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	40	0	25	95	0	4	90	0	94
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	570	165	210	55	1,000	80	85	230	70	465
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	745	510	520	170	1,945	160	310	655	245	1,370
Housing cost burden greater than 50% of income (and none of the above problems)	1,995	545	80	0	2,620	1,300	495	330	40	2,165
Housing cost burden greater than 30% of income (and none of the above problems)	715	665	370	0	1,750	190	440	1,330	220	2,180
Zero/negative Income (and none of the above problems)	200	0	0	0	200	120	0	0	0	120

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,345	1,260	810	245	5,660	1,540	900	1,305	355	4,100
Having none of four housing problems	1,235	965	1,460	410	4,070	670	1,035	3,140	1,240	6,085
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,720	690	215	2,625	610	490	1,060	2,160
Large Related	1,095	495	150	1,740	295	520	369	1,184
Elderly	565	259	15	839	710	120	410	1,240
Other	585	150	130	865	75	45	145	265
Total need by income	3,965	1,594	510	6,069	1,690	1,175	1,984	4,849

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	220	220	535	280	0	815
Large Related	0	0	140	140	225	200	4	429
Elderly	455	230	0	685	640	50	140	830
Other	0	390	30	420	30	0	0	30
Total need by income	455	620	390	1,465	1,430	530	144	2,104

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

The Department of Housing and Urban Development (HUD) characterizes overcrowding as situations where there is more than one individual per room. Furthermore, severe overcrowding is identified when there are over 1.5 individuals per room. A cost burden arises when housing expenses, including utilities, exceed 30% of a household's monthly income, while a severe cost burden is defined as housing costs surpassing 50% of monthly income.

Data indicates that single-family households, encompassing both renters and owners, constitute the largest demographic requiring housing assistance. The demand among renters is particularly pronounced within the lower to moderate income ranges, whereas the needs of homeowners are more evenly spread across various income levels. In contrast, multiple unrelated family households and non-family households show significantly lower housing needs, indicating they encounter fewer challenges. The pronounced need among lower-income renters and the diverse needs of homeowners suggest that housing support initiatives should focus on single-family households, especially those with lower incomes for renters and across all income levels for homeowners.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,110	505	555	185	2,355	155	170	430	130	885
Multiple, unrelated family households	190	175	160	40	565	75	225	455	185	940
Other, non-family households	15	0	10	25	50	0	0	15	0	15
Total need by income	1,315	680	725	250	2,970	230	395	900	315	1,840

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2,200	1,475	760	4,435	1,410	1,410	1,485	4,305

Table 12 – Crowding Information – 2/2

Describe the number and type of single- person households in need of housing assistance.

The existing CHAS data does not specify the exact number of single-person households requiring housing assistance. However, it is likely that single-person households with occupants aged 65 and older will need support, particularly if they are both cost-burdened and disabled. The aging population often includes seniors who live alone, often due to widowhood or having outlived their family members. Many of these seniors may require affordable housing solutions that address their unique needs, such as accessibility features and proximity to healthcare services. These services can encompass housing repairs, modifications for accessibility, and tenant-based rental assistance. Additionally, there is a pressing need for transitional housing programs aimed at homeless individuals. Homelessness significantly impacts many single individuals, with contributing factors including job loss, mental health challenges, substance abuse, or personal crises. Housing assistance programs frequently focus on supporting homeless individuals to help them achieve stable living conditions and access to necessary support services. To effectively address the needs of home

less individuals, it is essential to enhance the level of services available for single individuals, providing more comprehensive case management that fosters individual development.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Determining the precise number of families in Compton, California, that need housing assistance as a result of disabilities or experiences related to domestic violence, dating violence, sexual assault, and stalking is difficult due to the scarcity of publicly accessible data at the municipal level. There is a pressing need for more affordable and accessible housing options for individuals and families affected by disabilities or domestic violence. Those with disabilities often require housing that accommodates their unique needs, such as wheelchair access or proximity to essential support services, and such housing must adhere to established accessibility standards. Domestic violence encompasses any criminal act that leads to physical harm or death inflicted by one family or household member upon another, including offenses like assault, battery, sexual assault, stalking, kidnapping, and false imprisonment. Survivors of domestic violence are in urgent need of safe and secure housing alternatives to escape their abusive circumstances. This population may require both temporary shelters and long-term housing solutions that emphasize safety and confidentiality. It is evident that many families in Compton require housing assistance due to disabilities or experiences of violence, although exact statistics are not available. To effectively address this issue, it is essential to gather comprehensive data and implement targeted support services that guarantee safe and suitable housing for all community members.

What are the most common housing problems?

Compton, California, is confronted with various housing challenges that affect its community. One major concern is the urgent need to renovate the current housing inventory. Numerous residences in the region are in poor condition and demand extensive repairs to comply with safety standards. This predicament exacerbates overcrowding, as the existing housing options are inadequate for the population's needs. Furthermore, there is an immediate requirement to construct new housing to ease this overcrowding and ensure sufficient living accommodation for all residents.

Are any populations/household types more affected than others by these problems?

Yes, certain demographics and household types in Compton, California, face significant challenges related to housing issues stemming from disabilities, domestic violence, dating violence, sexual assault, and stalking. Low-income families often struggle to find stable housing due to financial limitations, resulting in overcrowded living situations, inadequate conditions, and dependence on substandard housing alternatives. Women are particularly vulnerable, experiencing elevated rates of intimate partner violence and domestic abuse. Single-parent households with restricted financial means frequently confront tough choices, such as remaining in unsafe or overcrowded environments because they lack the resources for better housing options. Immigrant communities, especially those who are undocumented, may hesitate to report domestic violence or seek housing support due to fears of deportation or legal consequences, which further intensifies their housing instability and susceptibility to abuse. Additionally, elderly individuals, particularly those with chronic health issues or mobility limitations, may find themselves in unsafe or inadequate living conditions. Older adults are also at risk of elderly abuse, including financial exploitation and various forms of physical and emotional mistreatment, which can contribute to housing instability. Furthermore, LGBTQ+ individuals, especially those experiencing homelessness or residing in abusive situations, face a heightened risk of sexual assault and other violent acts.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Department of Housing and Urban Development (HUD) categorizes very low income as 50% of the area median income (AMI) and extremely low income as 30% AMI. The issue of homelessness is closely tied to the insufficient availability of housing for individuals and families with very low and extremely low incomes. In Compton, the combination of high housing costs and low wages significantly impacts low- and moderate-income families. There is a pressing need for enhanced financial support, affordable childcare, transitional housing, and various other supportive services, particularly during the first six months to a year after individuals exit a shelter. Currently, the City of Compton does not receive Rapid Rehousing

funds directly; however, these funds are crucial for individuals nearing the end of their housing assistance. The primary requirement for these individuals, as well as for all those with very low to extremely low incomes, is an increased availability of affordable housing, with location being a critical factor.

Additional obstacles to securing housing include:

- Poor credit history
- Recent criminal records
- Unsatisfactory rental history, including past evictions and outstanding debts to landlords
- Ongoing substance use disorders
- Limited availability of subsidized housing
- Rising costs of existing housing stock
- Rental prices increase at a rate that outpaces income growth

To effectively tackle these barriers, a comprehensive strategy is necessary, integrating housing assistance with supportive services that address the specific challenges faced by low-income families and individuals at risk of or transitioning from homelessness. It is vital for government agencies, non-profit organizations, and community stakeholders to collaborate to provide holistic support and foster stability for at-risk populations.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households are deemed cost-burdened when their housing expenses surpass 30% of their gross income, while those spending over 50% are classified as severely cost-burdened. A significant number of households within the Consortium are currently dedicating half of their gross monthly income to housing costs. Rising expenses due to inflation in areas such as food, transportation, healthcare, and utilities may further expose these households to the risk of eviction and homelessness. As a result, unexpected life events—such as illness, job loss, or unforeseen expenses—can exacerbate their vulnerability. Limited or unstable income is closely tied to the risk of homelessness. Factors related to housing that have been associated with instability and an increased risk of homelessness include:

- Inflation
- Housing Costs
- Quality of Housing Stock
- Overcrowding

The shortage of affordable housing options for individuals with very low and extremely low incomes is associated with a heightened risk of homelessness. A significant predictor of this risk is the severe cost burden, which affects those who allocate more than 50% of their income to housing expenses or whose incomes fall at or below 50% of the Area Median Income (AMI). In Compton, approximately 14,487 households (according to the 2016-2020 CHAS data) are classified as cost-burdened or severely cost-burdened. Contributing factors to housing instability and the increased likelihood of homelessness in these regions include the ongoing recovery of the local housing market post-COVID-19 and the insufficient financial assistance and community services available to families and individuals experiencing homelessness.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Factors related to housing that have been associated with instability and an increased risk of homelessness include inflation, rising housing costs, the quality of the housing stock, and overcrowding. The shortage of affordable housing options for individuals with very low and extremely low incomes is closely associated with a heightened risk of homelessness. A significant factor contributing to this risk is the severe cost burden, which is defined as households spending more than 50% of their income on housing or having incomes at or below 50% of the Area Median Income (AMI). In the Los Angeles-Long Beach-Santa Ana, CA Metropolitan Statistical Area, approximately 21,010 households were identified as either cost-burdened or severely cost-burdened between 2016 and 2020, according to the Comprehensive Housing Affordability Strategy (CHAS). Additional factors exacerbating the risk of homelessness in these regions include the ongoing recovery of the local housing market following the COVID-19 pandemic and the insufficient financial assistance and community services available to families and individuals experiencing homelessness.

Discussion

Households are classified as cost-burdened when their housing expenses surpass 30% of their gross income, while those spending over 50% are deemed severely cost-burdened. A significant number of households within Compton allocate half of their gross monthly income to housing costs. Rising expenses due to inflation in areas such as food, transportation, healthcare, and utilities further increase the vulnerability of these households to eviction and homelessness. Additionally, unforeseen life events, such as illness or job loss, can lead to a sudden decrease in income or unexpected expenses, heightening the risk of instability and homelessness. The interplay of limited income and unexpected financial challenges is a critical factor in this context.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data tables from the Comprehensive Housing Affordability Strategy (CHAS) for the years 2016 to 2020 provide a summary of the percentage of various racial and ethnic groups facing housing challenges, categorized by HUD Adjusted Median Income (AMI) levels. These tables are divided into four income brackets: 0% - 30% of Area Median Income, 30% - 50% of Area Median Income, 50% - 80% of Area Median Income, and 80% - 100% of Area Median Income.

Housing requirements are fundamentally influenced by the state of current residences and the capacity of inhabitants to maintain and repair their homes, alongside their financial ability to cover rental or mortgage expenses. The U.S. Department of Housing and Urban Development (HUD) characterizes disproportionately greater need as the situation where individuals from racial or ethnic minority groups encounter housing challenges at a rate that exceeds 10% of the overall income group. For the purposes of this analysis, HUD's definition of disproportionately greater need will be utilized. The four identified housing issues include: the absence of complete kitchen facilities, the lack of complete plumbing facilities, overcrowding (defined as more than one person per room), and a cost burden exceeding 30% of income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,790	1,000	0
White	55	20	0
Black / African American	2,090	515	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	3,500	450	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,265	895	0
White	10	15	0
Black / African American	765	420	0
Asian	8	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,435	460	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,820	2,900	0
White	15	19	0
Black / African American	1,005	825	0
Asian	29	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	2,720	2,000	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	1,425	0
White	10	4	0
Black / African American	230	635	0
Asian	4	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	580	685	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

The data reveals that a significant and disproportionate demand for assistance is primarily found within the lower income brackets, specifically those earning between 0% and 50% of the Area Median Income (AMI). This need is particularly pronounced among Black and Hispanic households. In the income range of 50% to 80% AMI, Black households continue to experience a disproportionate level of need, while other minority groups are situated near the income threshold. Conversely, within the 80% to 100% AMI range, no racial or ethnic groups encounter significant housing challenges, suggesting that housing issues diminish as income levels rise. In summary, the most at-risk populations regarding disproportionate need are Black and Hispanic households within the lower income brackets, highlighting the necessity for focused housing assistance and policy measures.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data in the tables below is based on special tabulations of the Comprehensive Housing Affordability Strategy (CHAS), provided by HUD, and shows that more households with low-income levels are facing housing problems. HUD CHAS data points to the fact that housing problems related to overcrowding, severe cost burden, lack of kitchen facilities and lack of complete plumbing are borne by those who are poor and working poor. A disproportionately greater need exists when the percentage of persons in a category of need who are members of a racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category.

In Compton, California, the population is predominantly African American and Latino, with a significant portion of the community facing systemic challenges related to race and ethnicity. To assess the needs of any racial or ethnic group in Compton, we must look at factors such as economic disparities, access to healthcare, education, housing, and safety. Within these categories, distinct disparities exist, with certain racial or ethnic groups encountering more significant challenges than their counterparts. These inequalities are frequently exacerbated by historical and structural influences. Severe housing problems include:

- More than 1.5 persons per room
- Cost Burden over 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,885	1,905	0
White	40	40	0
Black / African American	1,740	860	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	2,990	955	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,160	2,000	0
White	0	25	0
Black / African American	395	785	0
Asian	4	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,715	1,175	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,115	4,600	0
White	0	39	0
Black / African American	395	1,440	0

Asian	4	65	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	1,715	3,005	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	600	1,650	0
White	10	4	0
Black / African American	85	780	0
Asian	0	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	510	760	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

The African American and Latino populations in Compton encounter distinct yet interconnected difficulties that influence their overall quality of life. Although both communities suffer from unequal effects across multiple domains, Latino individuals, particularly those who are undocumented, often confront more severe obstacles regarding access to healthcare, legal rights, and educational opportunities, largely due to their immigration status and language difficulties. Conversely, African American residents frequently grapple with intensified challenges stemming from systemic racism, especially in relation to law enforcement, economic prospects, and educational achievements.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD definitions, a "disproportionate need" arises when a specific group faces a housing requirement that exceeds the overall jurisdiction by 10% or more. An analysis of the available data indicates that individuals with lower incomes (at or below 30% of the Median Family Income) encounter significant challenges due to housing cost burdens. This burden disproportionately affects more White and Hispanic households, as they experience a higher percentage of their income allocated to housing costs. Regular income is crucial in determining the financial resources a household can allocate for housing-related expenses, including mortgage or rent payments and utilities, while also ensuring they can sustain their standard of living. Furthermore, consistent income serves as a key metric for mortgage lenders and landlords when assessing the ability of potential buyers or tenants to afford their future homes. Although budgeting priorities can vary among households, a commonly accepted benchmark is that 30% of household income should be dedicated to housing costs, a standard that has its roots in the rent limits established by the United States National Housing Act of 1937. Subsequent adjustments were made with the Brooke Amendment in 1969, which revised rent limits for low-income subsidized households.

Housing Cost Burden

The information presented in Table 21 outlines the demographic characteristics of households that allocate 30% or less of their income towards housing expenses, comparing this group with those experiencing higher housing cost burdens exceeding 30% of their income. Numerous households encountered challenges related to unemployment and were unable to occupy available job positions, primarily due to insufficient education, mismatched skill sets, or transportation issues. In nearly all income brackets, the racial and ethnic group that exhibits significantly greater needs concerning severe housing issues is identified as Black and Hispanics**.**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,035	5,445	6,045	375
White	110	50	45	20
Black / African American	4,590	1,785	2,250	155
Asian	175	50	4	0

American Indian, Alaska Native	19	0	0	0
Pacific Islander	20	15	0	0
Hispanic	6,940	3,495	3,590	190

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

A comprehensive evaluation reveals that housing cost burdens affect all racial and ethnic groups across different income brackets. Based on the 2016-2020 CHAS data, it is estimated that in Compton, there are approximately 12,035 households that spend 30% or less of their income on housing-related expenses. According to Table 21, an estimated 110 White households (0.91%), 4,590 Black/African American households (38.14%), 175 Asian households (1.45%), 39 American Indian/Alaskan Native and Pacific Islander households (0.32%), and 6,940 Hispanic households (57.67%) are believed to face housing cost burdens of 30% or more. Implementing targeted programs aimed at enhancing access to healthcare, education, employment opportunities, and housing for these affected groups will significantly improve their situations. Additionally, fostering community engagement is essential to ensure that interventions are culturally appropriate and effectively address the specific needs identified by these communities.

The analysis conducted in conjunction with previous CHAS data indicates that the most economically disadvantaged populations are also at a heightened risk of vulnerability. Residents with low income are particularly prone to experiencing housing cost burdens, making it challenging for them to afford homes in areas with greater economic opportunities or to pay rents that exceed fair market value. Consequently, these individuals allocate a significant portion of their income towards housing expenses. While the city as a whole experience’s poverty, these groups are disproportionately impacted by job scarcity, underemployment, and income inequality.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, there are indeed income categories where certain racial or ethnic groups may face disproportionately higher needs relative to others within the same income bracket. In the context of housing, it is primarily low-income, very low-income, and extremely low-income households that are most likely to encounter at least one of the four major housing issues. These housing challenges are closely linked to specific ethnic and racial groups, with distinct groups experiencing varying types of problems, including cost burden, overcrowding, and severe housing deficiencies. Historical and systemic factors, such as discrimination, inadequate access to quality education, limited employment opportunities, and unequal healthcare access, contribute to the more significant obstacles faced by certain racial or ethnic groups. Consequently, these disparities lead to elevated poverty rates, poorer health outcomes, and lower educational achievements compared to other groups within the same income levels.

The cost burden experienced at specific income tiers across different demographics highlights the most pressing needs. Households earning less than 30 percent of the Area Median Income (AMI) are disproportionately affected when compared to those in higher income categories above 30 percent AMI. Data indicates that Black and Hispanic households and older adults are particularly overrepresented in these statistics. Generally, within the City of Compton, high housing cost burdens correlate with lower economic income, a higher incidence of housing issues, and a concentration of specific ethnic, racial, and senior populations in particular areas of the city.

If they have needs not identified above, what are those needs?

Households that encounter significantly higher demand for resources often grapple with additional challenges, including the necessity for affordable rental options in desirable locations, such as those near public transportation, as well as the availability of further supportive services. The disparity in income is also evident in various aspects. Moreover, housing issues and severe housing crises can have a profound impact on individuals with disabilities. This demographic encompasses those with mental health conditions, as well as individuals with physical, intellectual, and developmental disabilities. These individuals frequently experience some of the lowest income levels and face the most critical housing needs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Yes, in Compton, California, the demographic composition of racial and ethnic groups is often concentrated in specific neighborhoods and regions within the city. The city boasts a rich diversity, with significant populations of both African American and Latino residents. However, certain areas may exhibit a stronger presence of one community over the other, reflecting the varied social and cultural landscape of Compton. Central and South Compton are predominantly inhabited by African American residents, featuring a blend of single-family homes, apartment buildings, and public housing. In contrast, North and East Compton have a higher concentration of Latino residents, with these neighborhoods showcasing a diverse mix of working-class families and newer immigrants. The African American community is particularly prominent in the central and southern regions of the city, while Latino populations are more prevalent in the northern and eastern areas. Nonetheless, there is considerable overlap, as certain neighborhoods accommodate both communities, highlighting the city's rich diversity and interconnected demographics. These residential patterns are shaped by historical migration trends, economic conditions, and ongoing immigration dynamics.

NA-35 Public Housing – 91.205(b)

Introduction

The Compton Housing Authority (CHA) serves as the public entity tasked with the administration and oversight of affordable housing initiatives and services in Compton, California. Its primary objective is to ensure that low-income residents have access to safe, decent, and affordable housing, while also working to enhance the overall living conditions within the community. In line with the functions of other public housing authorities (PHAs), the CHA manages federal programs, including the Housing Choice Voucher Program (Section 8) in addition to pursuing various housing projects aimed at meeting the specific needs of the local population. A significant initiative under the CHA is the Housing Choice Voucher Program (Section 8), a federal program designed to assist low-income families, seniors, and disabled individuals in securing rental housing within the private market. Additionally, the CHA is committed to the development of new affordable housing options and the preservation of existing units in Compton, often collaborating with developers and nonprofit organizations to construct or renovate affordable rental properties for low- and moderate-income households.

The Compton Housing Authority actively engages in projects aimed at forming partnerships with private developers to enhance the supply of affordable housing in the region. It is CHA’s duty to ensure that housing opportunities are accessible to all community members while adhering to federal fair housing regulations. The organization is dedicated to combating discrimination based on race, color, national origin, religion, sex, familial status, or disability, thereby promoting equitable housing access for all residents.

Totals in Use

Program Type									
				Vouchers			Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	926	0	918	6	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
				Vouchers			Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	15,720	0	15,750	9,810	0
Average length of stay	0	0	0	9	0	9	0	0
Average Household size	0	0	0	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	117	0	115	2	0
# of Disabled Families	0	0	0	204	0	202	2	0
# of Families requesting accessibility features	0	0	0	926	0	918	6	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	60	0	60	0	0	0
Black/African American	0	0	0	863	0	855	6	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	55	0	55	0	0	0
Not Hispanic	0	0	0	871	0	863	6	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Public housing tenants and those on the waiting list for accessible units encounter diverse needs, especially concerning mobility, disability accommodation, and access to vital services. The demand for accessible housing significantly surpasses the available supply, resulting in extended waiting periods for individuals and families who need specific housing modifications, including wheelchair ramps, wider doorways, lower countertops, or modified bathroom facilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of individuals residing in Public Housing and those utilizing Housing Choice vouchers can be grouped into several key areas: financial support, housing standards, access to essential services, and community amenities. A major issue is the availability of suitable affordable housing options. Generally, these individuals operate on extremely low incomes. Residents of Public Housing and participants in the Housing Choice Voucher Programs have expressed urgent needs for affordable grocery stores, retail shops, and department stores. Meeting these fundamental needs is vital, as they greatly impact on daily living and are essential for maintaining stable housing.

How do these needs compare to the housing needs of the population at large

The housing requirements of individuals residing in Public Housing and those holding Housing Choice Vouchers (HCV) differ significantly from those of the general population in Compton. While both groups face challenges related to affordability due to rising housing costs, those in subsidized housing experience greater economic vulnerability, encounter more frequent maintenance issues, and demonstrate a stronger dependence on public assistance. Recipients of public housing and HCV are much more likely to be classified as severely rent-burdened, meaning they spend over 50% of their income on housing, in comparison to middle-income families.

Residents of public housing often have limited options to improve their substandard living situations, whereas private market renters typically have more options to move to better-maintained homes. Moreover, individuals in public housing and HCV programs tend to rely more on government-funded services, unlike middle-income households that can often access private resources or employer-sponsored benefits. Additionally, those in public housing and HCV programs face a significantly narrower range of housing choices and endure longer waiting times to find suitable accommodation, while middle-income

households enjoy greater mobility based on their financial means and personal preferences.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a complex issue with root causes ranging from economic hardship and lack of affordable housing to mental health issues and systemic inequalities. Each person without a stable home has a unique story and set of circumstances that shape their experience. By conducting a needs assessment, the city seeks to understand these circumstances and identify practical solutions to address homelessness.

The City of Compton is serviced by the Los Angeles County Homeless Service Authority which is the local Continuum of Care. The data below was extracted from HUD's 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations report. This report is based on point-in-time information provided to HUD by Continuum of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2023 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless people according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide). HUD has conducted a limited data quality review but has not independently verified all the information submitted by each CoC. Additionally, a shift in the methodology a CoC uses to count people who are homeless may cause a change in homeless counts between reporting periods.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following section provides a general assessment of the City's homeless population and its needs. The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- **Literally Homeless**:

- Sheltered Homeless: lives in emergency shelter, transitional housing for the homeless or a hotel or motel with the stay being paid for by an organization.
- Unsheltered Homeless: lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location.

- **Imminently Homeless**: is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.

- **Other Homeless**: in jail, a hospital, or a detox program, but would otherwise have been homeless.

- **Fleeing/Attempting to Flee Domestic Violence:** Is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing.

- **Unaccompanied Youth:** A youth under the age of 24 who is not in the physical custody of a parent or guardian and is currently paying for their own living expenses, which includes paying for fixed, regular, and adequate housing.

Nature and Extent of Homelessness: (Optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on available data and regional trends, the City of Compton has a significant need for housing assistance among families with children and veteran households.

Families with Children

Compton's population includes a substantial number of families with children. According to the 2010 U.S. Census, 58% of households had children under the age of 18 living in them. The average household size was 4.15, and the average family size was 4.41, indicating a prevalence of larger families in the city. These families often face challenges such as overcrowded living conditions and housing cost burdens. The city's Housing Element identifies the need to rehabilitate existing housing stock and develop new housing to relieve overcrowding and maintain affordable housing for low-income households.

Veteran Households

While specific data on veteran households in Compton is limited, regional programs indicate a need for housing assistance among this group. The Supportive Services for Veteran Families (SSVF) program, established by the U.S. Department of Veterans Affairs, aims to rapidly re-house homeless veteran families and prevent homelessness for very low-income veterans at imminent risk due to a housing crisis. Additionally, the Compton Service Center houses programs designed to address challenges faced by veterans, families, and individuals coming out of the criminal justice system.

In summary, both families with children and veteran households in Compton experience significant housing needs. Efforts to address these needs include rehabilitating existing housing, developing new affordable housing, and providing targeted support services.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In the City of Compton, the nature and extent of homelessness varies significantly across racial and ethnic groups, reflecting broader disparities observed throughout Los Angeles County. Black or African American residents are disproportionately affected by homelessness. While they represent roughly 25% of Compton’s population, they account for a much larger share of the homeless population in the region. This overrepresentation

is linked to systemic issues such as historic housing discrimination, generational poverty, and limited access to economic and educational opportunities.

Hispanic or Latino individuals, who comprise over 70% of Compton's population, also face high rates of housing instability and homelessness. Many live in overcrowded or cost-burdened households, and low wages coupled with rising rents place them at greater risk of becoming homeless. Although not as significantly overrepresented as Black residents, Latino families are often underserved due to language barriers, immigration status concerns, or limited access to culturally responsive services.

White residents, while making up a smaller percentage of Compton's population, also experience homelessness—often driven by economic insecurity, unemployment, or untreated mental health and substance use disorders. Smaller racial and ethnic groups, including Asian and Native American individuals, also face housing instability, although they represent a smaller share of the homeless population. These groups may encounter unique barriers such as cultural stigma, limited outreach, or gaps in available services.

Addressing homelessness in Compton requires a racially and culturally informed approach that acknowledges these disparities. Solutions must include expanding access to affordable housing, eliminating discriminatory barriers, providing culturally competent support services, and targeting resources to populations that are historically marginalized and disproportionately impacted by housing instability.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As of the most recent available data, the City of Compton experiences a significant challenge with homelessness, characterized by a high proportion of unsheltered individuals. In 2022, the Los Angeles Homeless Services Authority (LAHSA) reported that 644 individuals were experiencing homelessness in Compton. While specific breakdowns between unsheltered and sheltered populations for Compton are not detailed in the available data, regional trends indicate that a substantial majority of individuals experiencing homelessness in Los Angeles County are unsheltered. For instance, in 2019, approximately 75% of the homeless population in the county were unsheltered, residing in places not meant for human habitation such as streets, vehicles, or abandoned buildings.

Efforts to address homelessness in Compton have included initiatives like the Los Angeles County's Pathway Home program. In January 2024, this program successfully transitioned 33 individuals from street encampments in Compton into interim housing, providing them with supportive services aimed at facilitating their move into permanent housing.

Despite these efforts, the persistent high rate of unsheltered homelessness underscores the need for continued and enhanced strategies. This includes increasing the availability of affordable housing, expanding shelter capacity, and providing comprehensive support services to address the complex needs of individuals experiencing homelessness in Compton.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community:

Understanding the unique characteristics and needs of special populations is critical for effectively planning and allocating federal funds. These groups face distinct challenges that impact their housing stability, access to services, and overall well-being.

Elderly and Frail Elderly

The senior population in Compton is growing, and many elderly and frail elderly individuals struggle to maintain their homes or afford rising rental costs. Many seniors live in over-sized homes they cannot maintain on a fixed income, and aging in place often requires costly medical and daily living assistance. Additionally, the rise in poverty rates among older adults increases the demand for affordable housing and supportive services. The needs assessment also highlighted a trend of seniors raising grandchildren in multigenerational households, adding financial and caregiving burdens.

Persons Experiencing Domestic Violence

Survivors of domestic violence, particularly sex trafficking require emergency shelter, transitional housing, financial assistance, mental health counseling, legal aid, childcare, and job training to rebuild their lives. Sex trafficking also emerged as a growing concern in Compton, particularly affecting vulnerable individuals facing economic hardship, unstable housing, or substance abuse issues.

Unaccompanied Youth

Youth experiencing homelessness or unstable housing are at risk of substance abuse, trafficking, and domestic violence. Those transitioning from foster care often face barriers to education, employment, and stable housing. While local schools support minors experiencing homelessness, data on young adults (18-24) not accessing formal assistance remains limited.

Persons with Disabilities

Compton has a significant population of individuals with developmental, cognitive, physical, and sensory disabilities who require accessible housing, in-home support, and specialized care. According to ACS data, 14.5% of residents have a disability, and over 65% of them are seniors. Many individuals with disabilities face barriers to independent living, highlighting the need for supportive housing, residential facilities, and caregiver services.

Populations with Limited English Proficiency (LEP)

The Spanish-speaking community represents the majority of LEP individuals in Compton, with language barriers affecting healthcare, education, employment, and access to services. Cultural differences and immigration concerns can further limit engagement with available programs. Addressing LEP needs requires language assistance, culturally competent services, and targeted outreach to ensure equitable access to resources.

Persons with Substance Use Disorders

Individuals struggling with substance use disorders (SUD) face health risks, homelessness, legal issues, and economic instability. While some treatment services are available, long-term rehabilitation options remain limited. Many children of individuals with substance use disorders are at risk of neglect and abuse, increasing the burden on grandparents and extended family caregivers. Expanding prevention, treatment, and recovery services is essential to addressing this growing issue across all income levels.

By identifying these vulnerable populations and their needs, the City of Compton can strategically plan housing, support services, and economic development programs that improve quality of life and housing stability for its residents.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of vulnerable populations in Compton include affordable, safe housing in areas with access to transportation, social services, and education on fair housing rights. Ensuring that individuals are aware of their housing rights and available resources is critical in preventing discrimination and promoting housing stability.

Persons with disabilities often require accessible housing units, including ground-floor apartments, wheelchair-accessible features, and modified living spaces. Individuals with cognitive disabilities may need additional support services, such as case management, independent living assistance, and specialized care programs.

Other critical supportive services include senior programs, congregate meal services, food assistance, and public service programs that help low-income households maintain housing stability. Many of these services are available through local nonprofit organizations, but gaps remain in service accessibility and funding.

These housing and supportive needs were identified through stakeholder interviews, public meetings, and community needs assessments, ensuring that federal funds are aligned with the most pressing challenges facing Compton’s vulnerable populations.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV (Human Immunodeficiency Virus) weakens the immune system, making individuals more vulnerable to infections and illnesses. Without treatment, HIV can progress to AIDS (Acquired Immunodeficiency Syndrome), severely compromising the body's ability to fight disease.

In Compton, access to healthcare, stable housing, and supportive services is crucial for individuals living with HIV/AIDS. Many affected individuals face barriers to medical care, stigma, housing instability, and financial hardship, increasing their risk of homelessness and poor health outcomes. The need for safe, affordable housing, medical treatment, mental health support, and case management services remains critical.

According to the Los Angeles HIV Surveillance Annual Report, 2022, there were 964 persons living with HIV in Compton and 47 of those were newly diagnosed. HIV continues to affect low-income communities and communities of color disproportionately. Strengthening coordinated care, expanding outreach, and increasing access to medical and housing support are key strategies to improving outcomes for individuals living with HIV/AIDS in Compton.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii))

The City of Compton will not establish a preference for HOME TBRA.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Compton faces significant challenges regarding its public facilities, which are essential for the well-being and quality of life of its residents. A 2021 report by the California State Auditor highlighted that half of Compton's streets are in poor condition, and the city's aging water infrastructure threatens the reliability of its water supply. Additionally, the city has not completed necessary sewer infrastructure projects, despite numerous sewage overflows that have posed health risks to the public.

The city's General Plan outlines goals to revitalize infrastructure and enhance public facilities. These include improving parks and recreational facilities, expanding access to high-quality medical and emergency care, and ensuring public safety through efficient fire protection services. The plan also emphasizes the need for a safe physical environment that encourages bicycling and walking, as well as the importance of maintaining and promoting multi-modal transit centers.

Efforts to address these issues are ongoing, with the city's Public Works Department responsible for planning, designing, constructing, and maintaining public streets, parks, and open spaces. However, the city has struggled with financial mismanagement and a lack of leadership, which have hampered its ability to effectively address infrastructure needs.

To improve public facilities, Compton must prioritize updating its capital improvement plan, ensure transparent budgeting practices, and secure adequate funding for infrastructure projects. By addressing these challenges, the city can work towards providing safe, reliable, and accessible public facilities for all residents.

How were these needs determined?

The public facility needs in the City of Compton were determined through a combination of community engagement, infrastructure assessments, and external evaluations by state agencies. The City utilized input from residents gathered through its Citizen Participation Plan (CPP), which included public hearings, community surveys, stakeholder meetings, and consultations with service providers. These activities highlighted recurring concerns such as deteriorating streets, outdated water and sewer systems, inadequate recreational spaces, and limited access to quality health and emergency services.

In addition to local engagement, formal evaluations such as the 2021 audit by the California State Auditor provided a critical assessment of the City's infrastructure challenges. This audit identified specific deficiencies, including failing road conditions, unresolved sewer overflows, and neglected water system maintenance—issues that pose significant risks to public health and safety. The City's General Plan and Capital Improvement Plan also played a role in identifying and prioritizing

public facility needs based on projected growth, existing asset conditions, and strategic development goals.

Together, these sources offered a comprehensive understanding of the gaps in Compton's public infrastructure and informed the priorities included in the Consolidated Plan. By integrating community feedback with technical analysis and regulatory oversight, the City ensured that its assessment of public facility needs was both data-driven and rooted in lived experience.

Describe the jurisdiction's need for Public Improvements:

The City of Compton faces significant challenges regarding its public improvements, particularly in the areas of transportation infrastructure, water systems, and sewer networks.

Transportation Infrastructure: A 2021 report by the California State Auditor highlighted that half of Compton's streets are in poor condition, requiring major maintenance such as complete reconstruction. This deterioration poses safety risks for motorists and pedestrians and hampers economic development. Efforts to address these issues include plans to utilize state funding from the Road Maintenance and Rehabilitation Account (RMRA) for street repair and maintenance.

Water Systems: The city's aging water infrastructure threatens the reliability of its water supply. Decaying water wells and related infrastructure have led to concerns about water quality and availability. The Municipal Utilities Department has outlined capital improvement projects aimed at upgrading the water system to ensure a safe and reliable supply for residents.

Sewer Networks: Compton has not completed necessary sewer infrastructure projects, despite numerous sewage overflows that have posed health risks to the public. The lack of progress in updating the sewer system underscores the need for comprehensive planning and investment in this critical area.

Addressing these public improvement needs requires a coordinated approach that includes updating the city's capital improvement plan, securing adequate funding, and ensuring transparent budgeting practices. By prioritizing these infrastructure projects, Compton can work towards providing safe, reliable, and accessible public services for all residents

How were these needs determined?

The City of Compton's need for public improvements was determined through a combination of infrastructure assessments, external audits, and community input. A critical evaluation came from the 2021 California State Auditor's report, which identified severe deficiencies in Compton's infrastructure, including poor street conditions, unresolved sewer overflows, and decaying water

systems. This report was based on documented maintenance backlogs, field inspections, and performance data provided by city departments.

In addition, the City's Capital Improvement Plan (CIP) and General Plan provided structured evaluations of infrastructure needs based on the age and condition of existing assets, service demand, and population growth projections. These plans helped prioritize improvements in areas such as street resurfacing, stormwater drainage, water reliability, and sewer upgrades.

Community engagement also played a key role in identifying needs. Through public meetings, surveys, and consultations held as part of the Consolidated Planning process, residents voiced concerns about deteriorating roads, flooding, inadequate lighting, and unsafe pedestrian infrastructure. Feedback from these engagement efforts helped the City align public investment priorities with the lived experiences and needs of Compton's neighborhoods.

Combined, these technical assessments and community-driven insights provided a comprehensive picture of the City's most urgent public improvement needs, enabling data-informed planning and targeted use of federal, state, and local resources.

Describe the jurisdiction's need for Public Services:

The City of Compton faces significant challenges in providing essential public services to its residents, particularly in the areas of healthcare, mental health, youth development, and support for vulnerable populations.

Healthcare and Mental Health Services: Compton has a high demand for accessible healthcare and mental health services. Facilities like the ROADS Community Clinic and Compton Family Mental Health Services offer critical support, but capacity constraints and limited resources hinder their ability to meet the community's needs. The city's population, which includes a significant number of low-income and uninsured individuals, often faces barriers to accessing comprehensive healthcare.

Youth Development Programs: Youth in Compton benefit from programs such as Compton YouthBuild and initiatives by the Compton Alumnae Chapter of Delta Sigma Theta Sorority, Inc., which focus on education, vocational training, and personal development. However, the demand for such programs exceeds current availability, indicating a need for expanded services to support the city's young population effectively.

Support for Vulnerable Populations: Organizations like Compton Adult Day Health Care provide services for seniors and individuals with disabilities, offering medical care and social support. Despite these efforts, there remains a gap in services for other vulnerable groups, including the homeless and those with chronic health conditions, necessitating a broader range of supportive programs.

Addressing these public service needs requires a coordinated approach involving increased funding, community engagement, and strategic partnerships with local

organizations and healthcare providers. By enhancing existing services and developing new initiatives, Compton can work towards ensuring that all residents have access to the essential support they need.

How were these needs determined?

The City of Compton's public service needs were identified through a combination of community outreach, demographic analysis, and input from local service providers during the development of the Consolidated Plan. Public hearings, stakeholder meetings, and community surveys conducted as part of the Citizen Participation Plan revealed recurring concerns about limited access to healthcare, youth programming, mental health services, and support for vulnerable populations such as seniors, persons with disabilities, and the homeless.

Local data sources, including census and American Community Survey (ACS) data, highlighted high poverty rates, a large youth population, and a significant number of households lacking access to essential services. These findings were further validated by consultations with nonprofit organizations, clinics, and educational institutions operating in Compton, many of which reported unmet demand and under-resourced programs.

In addition, evaluations of service utilization rates, wait times, and capacity constraints at facilities such as community clinics, youth centers, and adult day health programs helped quantify the service gaps. Through this multi-source approach—combining quantitative data with lived experience and provider feedback—the City gained a comprehensive understanding of the public service priorities that should be addressed to support the well-being of its residents.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

A comprehensive analysis of the housing market entails evaluating essential data and trends that influence the real estate sector within a particular area. This includes examining price fluctuations, the interplay between demand and supply, the impact of local economic factors, and the effects of these trends on different demographic groups. The housing market in Compton is influenced by both positive and negative factors: increasing demand, rising home prices, and an influx of new development, contrasted with affordability issues and concerns around displacement. The housing market in Compton is experiencing notable price increases; however, there are emerging indicators of shifting dynamics, including a rise in the average duration that properties are listed for sale and a movement towards a buyer's market. It is crucial for prospective buyers and sellers to stay informed about these evolving trends to ensure they can make well-informed and strategic decisions.

The Market Analysis, in conjunction with the Needs Assessment, will form the cornerstone of the Strategic Plan and its related programs and initiatives. This Housing Market Analysis will provide critical insights, including the primary attributes of Compton's housing market such as supply, demand, housing conditions, and pricing trends. It will also evaluate the availability of housing options for individuals with disabilities and other special needs, assess the state and requirements of public and assisted housing, and compile a succinct inventory of facilities, housing, and services aimed at supporting homeless individuals. Furthermore, the analysis will identify regulatory barriers that hinder the development of affordable housing and outline key features of the local economic environment.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock in Compton, California, consists of a diverse array of single-family residences, multi-family dwellings such as apartments, and a few mixed-use developments. The quantity of housing units available in a city like Compton significantly influences the housing market by impacting factors such as supply and demand, affordability, and the demographic makeup of the community. This section provides an analysis of the housing supply in Compton. The accompanying tables and narrative detail the local housing market, focusing on aspects such as unit count, type, tenure, and size. According to data from the 2016-2020 American Community Survey, as shown in Table 31, single-family detached homes represent the majority of the housing stock. The remaining inventory includes a variety of multi-family options, ranging from buildings with 2 to 4 units to those with 20 or more units. Regarding size, the majority of owner-occupied homes in the city are quite spacious, typically featuring three or more bedrooms. Likewise, rental properties are generally large, with nearly 28% providing two or three or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,050	65%
1-unit, attached structure	1,965	8%
2-4 units	2,885	12%
5-19 units	1,865	8%
20 or more units	1,140	5%
Mobile Home, boat, RV, van, etc.	920	4%
Total	***24,825***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	95	1%	500	5%
1 bedroom	175	1%	2,440	23%
2 bedrooms	4,185	31%	4,625	44%
3 or more bedrooms	8,925	67%	2,965	28%
Total	***13,380***	***100%***	***10,530***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In Compton, a collaborative effort among federal, state, and local programs aims to provide affordable housing options that address the diverse needs of different income levels and family configurations. The Grants Management Department of the City of Compton implements various programs focused on supporting families with low to moderate incomes. One such initiative, the HOME Downpayment Assistance Program, provides financial assistance for down payments and closing costs to first-time homebuyers who qualify under HUD income criteria. Participants must also complete a HUD-approved homebuyer education course and contribute at least 1% of the closing costs in cash. Additionally, the Housing Rehabilitation Program aims to help eligible homeowners improve substandard living conditions, ensuring that they have safe and livable homes. These programs are designed to benefit a diverse range of residents, including low- to moderate-income families, seniors, and individuals with disabilities, by facilitating access to affordable and secure housing options.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Compton does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period. While specific information regarding the number of units in Compton that may be at risk due to expiring Section 8 contracts is not easily accessible, proactive actions by housing authorities and city officials can help reduce potential losses**.**

Does the availability of housing units meet the needs of the population?

The availability of housing units in Compton, California, falls short of adequately serving its population, as evidenced by significant challenges such as affordability, insufficient supply, and overcrowding. Although the city offers a variety of housing options, including single-family homes, multi-family residences, and rental properties, various factors indicate that Compton is facing difficulties in fulfilling the housing demand effectively. Key challenges encompass several critical issues such as escalating housing costs that restrict opportunities for homeownership and contribute to increased rental prices. Additionally, there is a scarcity of affordable housing options, particularly affecting low-income families and renters. The threat of displacement looms large as gentrification and rising rents continue to impact vulnerable communities.

Describe the need for specific types of housing:

The need for additional housing units, particularly in the affordable sector, remains significant; however, the rate of new construction has failed to match this demand. This imbalance between supply and demand intensifies housing expenses, resulting in

increased rental rates and elevated home prices. As the population ages, there is an increasing need for housing solutions that are suitable for seniors, including assisted living facilities and communities designed for older adults. Furthermore, it is essential to ensure that housing options are accessible for individuals with disabilities, thereby meeting the diverse requirements of the community.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following section features pre-filled tables that outline the housing costs and affordability for both homeowners and renters within the City of Compton, utilizing data from the American Community Survey (ACS) spanning 2016 to 2020. It begins with an analysis of the trends in housing costs, compares Fair Market Rents to prevailing market rents, and highlights the primary needs identified through a gaps analysis, resident feedback, and consultations with stakeholders. The scarcity of affordable housing options poses significant challenges for low- and moderate-income households seeking homeownership or rental opportunities. The sharp increase in home sale prices and the consistent rise in rental costs are critical issues that hinder residents' access to affordable housing, particularly impacting those with lower income levels. While the surge in home sale prices may benefit current homeowners looking to sell, it simultaneously creates barriers for low- and moderate-income buyers attempting to enter the market.

It is essential to recognize that recent years have seen a notable rise in housing prices that is not reflected in the data provided, which is crucial for evaluating housing costs during this Consolidated Plan period. Compton has traditionally been more affordable compared to other parts of Los Angeles County, but prices are rising due to demand from buyers and renters seeking more affordable options than those in neighboring areas like Inglewood, South Los Angeles, and Long Beach.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	$243,500	$383,500	57%
Median Contract Rent	$994	$1,131	14%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,025	9.7%
$500-999	3,050	29.0%
$1,000-1,499	4,145	39.3%
$1,500-1,999	1,795	17.0%
$2,000 or more	525	5.0%
Total	***10,540***	***100.0%***

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	975	No Data
50% HAMFI	3,835	525
80% HAMFI	8,835	2,580
100% HAMFI	No Data	5,719
Total	***13,645***	***8,824***

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,534	$1,747	$2,222	$2,888	$3,170
High HOME Rent	$1,158	$1,253	$1,506	$1,730	$1,911
Low HOME Rent	$913	$979	$1,175	$1,357	$1,515

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No, there is not sufficient housing for households at all income levels in Compton, California. While the city has a diverse housing stock, there are significant gaps in housing availability for low-income and moderate-income households, particularly as housing costs continue to rise and supply remains limited. Compton has prioritized initiatives aimed at enhancing the availability of affordable housing and ensuring that rental costs are more compatible with the financial means of low-income residents.

How is affordability of housing likely to change considering changes to home values and/or rents?

Low-income families, especially those renting their homes, are significantly affected by the increasing costs of housing. Many residents in Compton with limited financial resources are finding it challenging to secure housing that aligns with their income levels. The demand for affordable housing options greatly surpasses the available supply, leading to extensive waiting lists for government-subsidized programs such as Section 8. For households with moderate incomes, the prospect of homeownership remains out of reach in Compton, primarily due to rising property rates. While the median home price in Compton is still comparatively lower than in other areas of Los Angeles County, the disparity is narrowing, and property values are rising at a pace that outstrips wage growth.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

In Compton, California, the HOME rents and the Fair Market Rent (FMR) are generally structured to align with affordable housing standards. In contrast, the Area Median Rent (AMR) indicates the median rental cost for all housing units within the region, irrespective of any assistance programs that may be in place. Fair Market Rent (FMR) is established each year by the HUD and reflects the rental prices for private market housing units. FMRs play a crucial role in assessing eligibility for Section 8 Housing Choice Vouchers and various other housing assistance initiatives. The HOME Rent limits are a component of a federal initiative aimed at ensuring that low-income families have access to affordable rental housing. These rent limits are generally set below the Fair Market Rents (FMRs) and are determined by the area median income (AMI), with adjustments made according to the number of bedrooms in a rental unit. The primary objective is to maintain affordability for households whose income is at or below 60% of the area median income.

In Compton, the approach to creating or maintaining affordable housing has a focus on closing the affordability gap faced by low- and moderate-income families, while also safeguarding these communities from displacement caused by increasing market rents. Enhancing the development of new affordable housing aimed at low-income families is essential. By offering financial incentives to developers for the construction of below-market-rate units, we can address the affordability crisis more effectively. Additionally, the introduction or expansion of rent control policies for existing properties can help maintain affordable rents for current residents. Providing incentives to landlords to retain affordability in their units or to limit rent increases can deliver immediate support to those most at risk of displacement.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section delves into the state of housing and the responsibilities of HUD concerning the assessment of risks posed by natural disasters, followed by an investigation into the challenges faced by residents regarding their housing conditions. It concludes with an analysis of the dangers linked to lead-based paint. Understanding the age and condition of housing units in Compton is essential for grasping the overall dynamics of the local housing market. This analysis will utilize data to pinpoint key factors that affect the city's housing inventory.

In the subsequent tables, we will compare and contrast the conditions of homes occupied by both homeowners and renters in Compton, evaluate the age differences between these two categories of occupied units, and examine the ratio of vacant properties to those that may be at risk of containing lead-based paint.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Compton defines a housing unit as being in "standard condition" when it is well-maintained and offers a safe, clean, and appropriate long-term living space. In contrast, a housing unit is deemed to be in "substandard condition" if it is poorly maintained and can be feasibly rehabilitated both structurally and financially. For the purposes of this study, properties located in low-income neighborhoods that are more than 30 years old are categorized as “older housing stock.”

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,940	44%	5,770	55%
With two selected Conditions	825	6%	1,750	17%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,610	49%	3,005	29%
Total	***13,375***	***99%***	***10,535***	***101%***

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	605	5%	475	5%
1980-1999	1,320	10%	1,735	16%

1950-1979	5,745	43%	5,570	53%
Before 1950	5,705	43%	2,750	26%
Total	***13,375***	***101%***	***10,530***	***100%***

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,450	86%	8,320	79%
Housing Units build before 1980 with children present	840	6%	230	2%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	875	586	1,461
Abandoned Vacant Units	210	140	350
REO Properties	280	120	400
Abandoned REO Properties	100	100	200

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Owner and rental rehabilitation play a vital role in the housing strategy of Compton where the availability of affordable housing is constrained, and numerous homes and rental properties are either aging or require substantial repairs. Compton is prioritizing both owner-occupied residences and rental units to maintain their current housing stock, improve overall livability, and tackle problems related to inadequate housing conditions and affordability issues. The housing inventory in Compton is predominantly aged, with a significant number of residences and rental properties built several decades ago, often predating the 1980s. As these structures continue to age, they necessitate more frequent maintenance and renovations to align with contemporary living standards and adhere to current health and safety regulations. Particularly in economically disadvantaged neighborhoods, many of these homes may be in substandard condition, suffering from neglected upkeep and facing various issues such as plumbing failures, electrical risks, mold growth, foundation instability, and roof leaks. If these properties are not rehabilitated, the existing problems are likely to escalate over time, leading to further decline, potential displacement of residents, reduced property values, and an overall decrease in the quality of life for the community.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead was prohibited in residential paint in 1978, having previously been a common component in most oil-based paints used for both interior and exterior applications. Consequently, homes constructed before this ban may pose a lead hazard if any paint layers contain lead. Accurately determining the number of housing units at risk due to lead-based paint is challenging. Typically, households earning between 0 to 50% of the Median Family Income (MFI) struggle to afford well-maintained housing, placing them at a heightened risk for lead poisoning. The health risks associated with residing in homes built prior to 1978, particularly concerning lead-based paint exposure, are especially detrimental to children.

According to the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, there are approximately 19,770 housing units that may be impacted by lead-based paint hazards. Lead is an extremely toxic metal that can lead to various health issues, particularly in children. The primary source of lead exposure is lead-contaminated dust found in deteriorating homes and buildings. Regulations from the Department of Housing and Urban Development (HUD) concerning lead-based paint are applicable to all federally assisted housing. Exposure to lead-based paint remains one of the most significant environmental risks associated with housing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Compton Housing Authority (CHA) serves as the public entity tasked with the administration and oversight of affordable housing initiatives and services in Compton, California. Its primary objective is to ensure that low-income residents have access to safe, decent, and affordable housing, while also working to enhance the overall living conditions within the community. In line with the functions of other public housing authorities (PHAs), the CHA manages federal programs, including the Housing Choice Voucher Program (Section 8) in addition to pursuing various housing projects aimed at meeting the specific needs of the local population. A significant initiative under the CHA is the Housing Choice Voucher Program (Section 8), a federal program designed to assist low-income families, seniors, and disabled individuals in securing rental housing within the private market. Additionally, the CHA is committed to the development of new affordable housing options and the preservation of existing units in Compton, often collaborating with developers and nonprofit organizations to construct or renovate affordable rental properties for low- and moderate-income households.

The Compton Housing Authority actively engages in projects aimed at forming partnerships with private developers to enhance the supply of affordable housing in the region. It is CHA's duty to ensure that housing opportunities are accessible to all community members while adhering to federal fair housing regulations. The organization is dedicated to combating discrimination based on race, color, national origin, religion, sex, familial status, or disability, thereby promoting equitable housing access for all residents.

Totals Number of Units

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	803	0	0	0	0	0

# of accessible units	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Compton Housing Authority (CHA) oversees 803 Housing Choice Vouchers in Compton, aimed at supporting low-income families, senior citizens, and individuals with disabilities. These vouchers are distributed across different neighborhoods within the city. The total number of available public housing units fluctuates as the Los Angeles County Development Authority engages in renovation, demolition, or the construction of new properties. Nonetheless, overall availability remains constrained due to challenges such as the aging of existing buildings, maintenance expenses, and financial limitations. The current housing options are either apartment complexes or scattered-site developments.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Los Angeles County Development Authority (LACDA) oversees a total of 53 public housing family units distributed across five distinct locations in Compton. El Segundo I, established in 1972, accommodates families with 30 units. The property at 4212 Addington & Waldorf, constructed in 1984, consists of 3 units. El Segundo II, which includes addresses 2140 and 2141 and was built in 1985, features a total of 18 units, comprising 5 and 13 units respectively. Additionally, Linsley, built in 2008, offers 2 units for residents.

Public Housing Condition

The City of Compton Housing Authority does not own any public housing.

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition
The

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units in the City of Compton are owned and operated by the Los Angeles County Development Authority (LACDA). Most properties are experiencing natural wear and tear, including issues with plumbing, electrical systems, and HVAC (heating, ventilation, and air conditioning) systems. Many of the units still contain outdated kitchen appliances, bathroom fixtures, and lighting systems, which are inefficient and prone to breakdowns. The restoration and revitalization of public housing units in Compton is a complex and multifaceted challenge, requiring significant investment, careful planning, and strategic partnerships. The City of Compton will work with LACDA to address the aging infrastructure, improve energy efficiency, and enhance safety and accessibility to ensure the long-term affordability of these units. This strategy is key to preserving public housing as a critical resource for low-income families.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The public housing units in the City of Compton are owned and operated by the Los Angeles County Development Authority (LACDA). The LACDA strategy for improving the living environment of low- and moderate-income families residing in public housing focuses on comprehensive revitalization, resident empowerment, enhanced safety, and sustainability. The objective is to enhance the living standards of residents, assisting them in achieving higher levels of self-sufficiency and economic advancement, while promoting secure and dynamic communities. These initiatives will guarantee that public housing continues to serve as a vital support system for low-income families in Compton.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The *Homeless Facilities and Services* section evaluates the availability of emergency shelters, transitional housing, permanent supportive housing, and supportive services for individuals and families experiencing homelessness in Compton. The City works closely with the Los Angeles Homeless Services Authority (LAHSA), which leads the region's Continuum of Care (CoC), to coordinate with government agencies, nonprofit organizations, and service providers. These partnerships support the delivery of housing interventions and wraparound services aimed at reducing homelessness, addressing chronic homelessness, and promoting long-term housing stability for vulnerable individuals and families throughout Compton. Data is the table below shows availability of beds in Los Angeles County. There are no shelter, transitional, or permanent supportive housing beds in the City of Compton.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	8402	388	938	5890	0
Households with Only Adults	8402	388	2049	20531	0
Chronically Homeless Households	8402	388	2988	20531	0
Veterans	256	0	653	6242	4138
Unaccompanied Youth	533	0	867	407	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

In the City of Compton, mainstream services such as health, mental health, and employment programs are critical components of the broader strategy to support individuals and families experiencing homelessness. These services complement targeted homeless assistance programs by addressing the root causes of housing instability—such as untreated health conditions, mental illness, substance use disorders, and unemployment—thereby promoting long-term stability and self-sufficiency.

Health and Mental Health Services: Compton residents experiencing homelessness often rely on county-administered services provided through the Los Angeles County Department of Health Services (DHS) and the Department of Mental Health (DMH). Programs like the Housing for Health initiative integrate healthcare with housing placement efforts, while clinics such as the ROADS Community Clinic and Compton Family Mental Health Services deliver accessible care regardless of housing status. These services provide medical treatment, psychiatric care, and case management support that are essential for individuals with chronic illnesses or behavioral health needs.

Substance Use and Recovery Services: Los Angeles County's Substance Abuse Prevention and Control (SAPC) division offers detox, outpatient, and residential treatment services that are available to individuals referred from homelessness outreach programs. These services are often coordinated with housing providers to support recovery and prevent relapse.

Employment and Workforce Development: Mainstream employment services are delivered in partnership with programs such as the Los Angeles County America’s Job Centers of California (AJCC) and local nonprofits. These programs offer job training, resume assistance, GED preparation, and job placement. Many homeless service providers in Compton collaborate with these workforce partners to connect individuals to employment opportunities, often as part of a rapid re-housing or transitional housing plan.

Public Assistance and Benefits Enrollment: Mainstream systems like CalWORKs, CalFresh (SNAP), and General Relief offer financial and food assistance that help stabilize individuals while they transition into permanent housing. Service providers often assist clients in accessing these benefits during intake and case management processes.

Overall, Compton’s homelessness response efforts are strengthened by the integration of these mainstream systems, allowing for a more holistic approach to housing stability. Coordination between homeless service providers and mainstream health, mental health,

and employment systems is essential to addressing the complex and overlapping challenges faced by people experiencing homelessness in the community.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In the City of Compton, services and facilities that support individuals and families experiencing homelessness—especially chronically homeless persons, families with children, veterans, and unaccompanied youth—are primarily delivered through partnerships with the Los Angeles Homeless Services Authority (LAHSA), regional service providers, and local nonprofit organizations. These services and facilities are often reflected in the Consolidated Plan's SP-40 Institutional Delivery Structure and MA-35 Special Needs Facilities and Services screens, which outline coordination efforts and available resources.

1. Homeless Outreach and Engagement

- HOPICS (Homeless Outreach Program Integrated Care System): As the lead agency for Service Planning Area 6 (SPA 6), which includes Compton, HOPICS offers street outreach, housing navigation, and case management targeted to chronically homeless individuals, veterans, and families. These services help clients connect to emergency shelter, health care, and long-term housing.
- LAHSA Coordinated Entry System (CES): CES is used to assess needs and prioritize individuals for housing placements across subpopulations—adults, families, youth, and veterans—based on vulnerability and length of homelessness.

2. Emergency Shelter

- Compton Homeless Shelters (partner-operated): While Compton does not operate its own large-scale emergency shelters, regional facilities and temporary shelter beds are accessed through LAHSA referrals and programs like Winter Shelter and Safe Parking for individuals living in vehicles.
- Pathway Home Program (2024): A recent LA County initiative that relocated unsheltered individuals in Compton encampments into interim housing with wraparound support.

3. Transitional and Supportive Housing

- Volunteers of America – Compton Service Center: Offers transitional housing for veterans and individuals re-entering society from the justice system, including supportive services like job readiness and substance abuse recovery.
- Saber House and Others (SPA 6): Provide transitional housing for families with children and single women, with services including childcare referrals, counseling, and life skills training.
- Permanent Supportive Housing (PSH): For chronically homeless individuals, especially those with disabilities or mental illness. PSH combines affordable housing with supportive services and is facilitated through LAHSA and LACDA funding.

4. Youth-Focused Services

- Jovenes, Inc. and Covenant House California: Serve unaccompanied youth (ages 18–24) through transitional housing, drop-in centers, education support, and mental health services. These agencies are accessible to Compton youth through regional coordination.
- Compton YouthBuild: While not solely a homeless service, this program helps vulnerable youth with job training, education, and stability services, often serving those experiencing or at risk of homelessness.

5. Veteran Services

- U.S. VETS and SSVF (Supportive Services for Veteran Families): Provide rapid rehousing and homelessness prevention for veterans and their families. These programs ensure that veterans have access to healthcare, housing placement, and benefits advocacy.
- Compton Veterans Center (via regional providers): Offers outreach and support for veteran families, especially those dealing with housing insecurity and reintegration challenges.

6. Special Needs Services (MA-35 Context)

- Services listed in MA-35 Special Needs Facilities and Services include behavioral health treatment, substance use recovery, and disability support through LA County Department of Mental Health (DMH) and Department of Public Health (DPH). These programs are especially critical for chronically homeless persons with co-occurring disorders.

SP-40 identifies the roles of institutional partners like LAHSA, HOPICS, and VOALA in delivering services, reflecting collaboration and system-wide coordination.

MA-35 highlights supportive services tailored to persons with disabilities, behavioral health challenges, and youth—all of which are critical to addressing chronic homelessness and the unique barriers faced by these populations.

Together, these services and facilities form a multi-layered support system designed to move homeless individuals and families toward stable, long-term housing with the necessary wraparound services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section evaluates the availability and accessibility of housing, supportive services, and facilities for individuals with special needs in the City of Compton. This population includes elderly individuals, persons with physical, mental, or developmental disabilities, individuals with substance use disorders, persons living with HIV/AIDS, victims of domestic violence, and other at-risk groups who require specialized housing and support to maintain stability and independence.

Compton relies on a network of service providers, nonprofit organizations, and partnerships with Los Angeles County agencies to deliver supportive housing and services for these populations. Key programs serving residents include Permanent Supportive Housing (PSH), the Section 811 Supportive Housing for Persons with Disabilities program, and regional initiatives like HOPWA (Housing Opportunities for Persons with HIV/AIDS), which are administered by the Los Angeles Housing Department and LAHSA (Los Angeles Homeless Services Authority). Local organizations such as HOPICS and Volunteers of America provide case management, behavioral health services, substance use treatment, and housing navigation support.

Despite these resources, gaps persist—particularly in the availability of affordable and accessible housing units, mental health care, substance abuse treatment, and transitional housing for survivors of domestic violence. The supply of deeply affordable housing and units equipped with accessibility features remains limited, creating long waitlists for individuals with special needs.

To address these ongoing challenges, the City of Compton collaborates with the Los Angeles County Continuum of Care, the Department of Public Health, and community-based organizations to expand housing options, increase rental assistance, and enhance wraparound services. The City also supports efforts to secure additional funding and promote integrated housing models that combine affordability with long-term supportive services, helping residents achieve housing stability and self-sufficiency.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

In Compton, several populations have distinct supportive housing needs due to physical, mental, or social vulnerabilities that impact their ability to live independently without assistance. These populations include elderly and frail elderly individuals, persons with disabilities (mental, physical, and developmental), individuals with substance use disorders, persons living with HIV/AIDS and their families, public housing residents, survivors of domestic violence, and youth aging out of foster care. Each group requires tailored housing solutions combined with services that promote stability, self-sufficiency, and quality of life.

Elderly and Frail Elderly:
Many elderly residents in Compton live on fixed incomes and require affordable, accessible housing. The frail elderly often need additional in-home support services such as healthcare, medication management, transportation, meal delivery, and personal care assistance. As functional needs increase, access to assisted living or skilled nursing facilities becomes critical. Aging in place is a preferred option, but it is only viable when paired with coordinated supportive services.

Persons with Disabilities (Mental, Physical, Developmental):
Individuals with physical disabilities need housing that is fully accessible—featuring ramps, grab bars, roll-in showers, and other modifications. Those with developmental or mental health disabilities may require more intensive support, such as permanent supportive housing with case management, medication support, counseling, and daily living assistance. Coordination with behavioral health providers and access to integrated health services are essential components of supportive housing for this population.

Persons with Alcohol or Other Drug Addictions:
People experiencing substance use disorders benefit from structured transitional housing or permanent supportive housing with embedded recovery-oriented services. These include detox support, outpatient or residential treatment, peer support groups, relapse prevention programs, and employment readiness services. Housing environments that offer a stable, substance-free setting are essential to long-term recovery and reduced recidivism.

Persons with HIV/AIDS and Their Families:
Individuals and families affected by HIV/AIDS often face financial instability and complex health needs. Supportive housing for this population requires access to consistent medical care, case management, mental health support, and nutritional assistance. Programs like HOPWA are crucial in providing rental subsidies and ensuring housing stability for those living with HIV/AIDS.

Public Housing Residents:
Public housing residents in Compton, many of whom are low-income families or individuals with special needs, require a range of supportive services to improve housing stability and self-sufficiency. These services include job training, youth enrichment programs, childcare, financial literacy education, healthcare access, and community safety initiatives. Residents may also benefit from on-site service coordination or resource navigators.

Survivors of Domestic Violence:
Survivors of domestic violence need immediate access to safe emergency shelters and transitional housing with trauma-informed services. Supportive housing for this population should also include legal advocacy, safety planning, mental health services, and economic empowerment programs to help individuals rebuild stable, independent lives.

Youth Aging Out of Foster Care:

Transition-age youth often face homelessness or housing instability once they leave the child welfare system. Their supportive housing needs include affordable transitional housing, life skills training, mentorship, education support, job placement services, and access to mental health care. Providing stability during this critical life stage can significantly reduce long-term risks of chronic homelessness.

Compton's special needs populations face a range of challenges that require a combination of affordable housing and individualized supportive services. Addressing these needs through integrated housing models, increased funding, and cross-agency collaboration is vital to improving outcomes for these vulnerable groups and promoting long-term stability and independence.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In Compton, individuals returning from mental and physical health institutions are supported through a network of regional programs that provide access to appropriate supportive housing and services. While the City does not directly operate these programs, it collaborates with Los Angeles County agencies and nonprofit partners to ensure residents receive assistance tailored to their needs. Key among these efforts is the Los Angeles County Department of Health Services' Housing for Health program, which offers permanent supportive housing and intensive case management for individuals exiting hospitals or psychiatric facilities who are experiencing or at risk of homelessness. The Enriched Residential Care Program (ERCP), administered by the Department of Mental Health, provides supervised residential placements with mental health services and daily support for those transitioning out of institutional care. Additionally, individuals may be referred to interim housing or recuperative care programs through the Los Angeles Homeless Services Authority (LAHSA), where they receive temporary housing, medical supervision, and help accessing long-term housing options. Many participants are connected to services through the Coordinated Entry System (CES), which helps prioritize high-need individuals for supportive housing placements. Case management services play a critical role in supporting these residents as they navigate the transition to community living, helping with benefit enrollment, medical appointments, and daily life skills. These coordinated programs are vital in reducing recidivism, promoting stability, and ensuring that formerly institutionalized individuals have the support necessary to maintain their health and housing.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the next program year, the City of Compton will implement several activities to address the housing and supportive service needs of non-homeless individuals with special needs, including elderly and frail elderly residents, persons with disabilities, individuals with substance use disorders, persons living with HIV/AIDS and their families, and public housing residents. To support aging in place and improve housing conditions, the City will continue its Owner-Occupied Housing Rehabilitation Program, which provides financial assistance for critical repairs and accessibility modifications. The City will also coordinate with regional partners to connect persons with disabilities to Section 811 Supportive Housing and other rental assistance programs that offer case management and supportive services. While Compton does not directly administer the HOPWA program, it will work with the Los Angeles Housing Department and LAHSA to refer individuals with HIV/AIDS to housing and healthcare services that support long-term stability. In addition, CDBG funds will support infrastructure improvements that enhance ADA accessibility in public spaces and residential areas. The City will continue to collaborate with Los Angeles County agencies and local nonprofits to expand access to in-home care, mental health and substance use services, and workforce programs for at-risk residents. Public housing residents will benefit from supportive services such as youth programs, financial counseling, and job readiness initiatives designed to promote economic mobility and housing retention. These activities align with the City's one-year goals to preserve and improve affordable housing, enhance access to services, and promote independence and quality of life for special needs populations.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In the City of Compton, several public policies and systemic challenges have contributed to negative impacts on affordable housing development and residential investment. These issues stem from a combination of regulatory barriers, aging infrastructure, administrative inefficiencies, and historical disinvestment—factors that collectively limit the city's ability to support stable, affordable housing.

1. Zoning and Land Use Regulations

Outdated zoning codes and land use restrictions have limited the development of higher-density and multifamily housing. Much of Compton is zoned for single-family residences, which restricts the supply of land available for affordable housing projects. These limitations raise development costs and discourage investment in cost-effective housing solutions.

2. Permitting Delays and Regulatory Complexity

Lengthy and inconsistent permitting processes can increase development timelines and costs, making Compton less competitive compared to surrounding cities with more streamlined procedures. Developers may avoid projects in the city due to regulatory uncertainty and the lack of a clearly defined housing approval framework.

3. Aging Infrastructure

The city’s aging infrastructure—including roads, water, sewer, and drainage systems—presents a barrier to new residential development. Without reliable basic services, potential developers are often discouraged from investing in new or rehabilitated housing. Infrastructure challenges are particularly prevalent in areas with the greatest need for housing reinvestment.

4. Limited Housing Development Incentives

Compton has not consistently provided incentives such as development fee waivers, expedited review, or land-use flexibility to encourage affordable housing development. In the absence of local support tools, developers rely primarily on competitive state and federal programs, which can be insufficient to meet demand.

5. Historical Disinvestment

Past public policies, including disinvestment in certain neighborhoods, have contributed to a persistent lack of private market activity and limited access to financing. While no

longer in effect, the impact of these earlier patterns continues to shape investor confidence and housing market outcomes.

6. Lack of Coordinated Housing Strategy

Compton has historically lacked a cohesive, long-term strategy for addressing housing needs and aligning development priorities. Without coordination across city departments, housing agencies, and external partners, opportunities for redevelopment and targeted investment are often underutilized.

Conclusion

These factors have collectively slowed affordable housing production, limited rehabilitation of existing units, and discouraged new investment in residential areas. Addressing these challenges will require updated zoning, improved permitting procedures, infrastructure investment, and the implementation of clear, supportive housing policies that foster residential growth and reinvestment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Compton's economic development and community infrastructure are pivotal in fostering business growth, enhancing workforce development, and improving residents' quality of life. Situated within Los Angeles County, Compton leverages its strategic location, diverse industry base, and evolving transportation networks to drive economic progress. This overview examines key aspects such as employment sectors, workforce characteristics, commuting patterns, and educational resources that shape Compton's economic landscape.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	299	56	1	0	-1
Arts, Entertainment, Accommodations	4,266	1,915	12	7	-6
Construction	1,811	382	5	1	-4
Education and Health Care Services	6,321	3,549	18	12	-6
Finance, Insurance, and Real Estate	1,339	352	4	1	-3
Information	560	104	2	0	-1
Manufacturing	4,399	4,202	13	14	2
Other Services	1,229	425	4	1	-2
Professional, Scientific, Management Services	1,865	1,275	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	3,949	2,829	11	10	-2
Transportation and Warehousing	2,819	4,205	8	14	6
Wholesale Trade	1,963	1,962	6	7	1
Total	30,820	21,256	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	43,990
Civilian Employed Population 16 years and over	40,000
Unemployment Rate	9.10
Unemployment Rate for Ages 16-24	25.85
Unemployment Rate for Ages 25-65	4.81

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	4,040
Farming, fisheries and forestry occupations	1,930
Service	4,490
Sales and office	9,340
Construction, extraction, maintenance and repair	4,765
Production, transportation and material moving	4,125

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,533	46%
30-59 Minutes	16,044	42%
60 or More Minutes	4,410	12%
Total	***37,987***	***100%***

Table 42 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	11,215	650	5,895
High school graduate (includes equivalency)	9,775	720	3,415
Some college or Associate's degree	8,765	875	2,620
Bachelor's degree or higher	3,750	75	770

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	845	2,510	7,170	3,055
9th to 12th grade, no diploma	1,260	1,615	1,910	3,705	1,070

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	4,175	5,055	4,325	4,560	2,265
Some college, no degree	3,615	3,490	2,245	4,095	1,480
Associate's degree	500	815	540	1,085	540
Bachelor's degree	570	1,430	690	1,280	520
Graduate or professional degree	15	410	245	540	250

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,719
High school graduate (includes equivalency)	30,240
Some college or Associate's degree	34,778
Bachelor's degree	50,203
Graduate or professional degree	72,023

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Compton's economy is anchored by several key industries. As of 2023, the most prevalent sectors include health care and social assistance (14.5% of civilian employees), transportation and warehousing (13.7%), and manufacturing (10.9%). The city's labor force participation rate stands at 61.8%, with an unemployment rate of 7.9%, which is higher than the state average. Notably, 75.9% of employed individuals work for private companies, indicating a strong presence of private enterprise.

Describe the workforce and infrastructure needs of the business community:

The business community in Compton faces several workforce and infrastructure challenges that impact economic growth and competitiveness.

Workforce Needs

Compton's workforce development is hindered by low educational attainment and limited access to vocational training. Only 58.9% of residents have earned a high school diploma or higher, significantly below the California average of 82.2%. Furthermore, just 9.6% hold

a bachelor's degree or higher, compared to 32.7% in the Los Angeles-Long Beach-Anaheim Metro Area. These statistics underscore the need for robust educational and vocational programs to equip residents with skills aligned with market demands.

To address these gaps, Compton College offers career education and workforce development programs, collaborating with the Los Angeles Regional Consortium to expand work-based learning opportunities and improve student employment outcomes.

Infrastructure Needs

Compton's infrastructure deficiencies pose significant challenges for businesses. A 2021 report by the California State Auditor highlighted that half of Compton's streets are in poor condition, and the city's aging water infrastructure threatens the reliability of its water supply. Additionally, the city has not completed necessary sewer infrastructure projects, despite numerous sewage overflows that have posed health risks to the public.

These infrastructure issues not only affect public health and safety but also deter potential investors and hinder the operations of existing businesses. Improving transportation networks, upgrading utilities, and ensuring reliable public services are critical for supporting business activities and attracting new enterprises to the area.

Strategic Initiatives

The City of Compton's Community Development Department focuses on business attraction, retention, and expansion. Key initiatives include site selection assistance, workforce development, and recruitment support. Additionally, the Compton Chamber of Commerce supports job creation and infrastructure development to bolster economic growth.

Addressing these workforce and infrastructure needs through targeted investments and strategic planning is essential for fostering a thriving business environment in Compton.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

During the 2025–2029 Consolidated Plan period, the City of Compton is positioned to undergo several local and regional changes that could significantly influence job creation and business growth. These include public infrastructure upgrades, ongoing redevelopment efforts, and increased investment in transportation and educational facilities. Each of these initiatives presents both opportunities and challenges that will shape the city’s workforce and economic landscape.

One of the most impactful changes involves planned improvements to the city's deteriorating infrastructure, including road repairs, water system upgrades, and sewer system rehabilitation. These capital improvements, partially funded through state allocations like the Road Maintenance and Rehabilitation Account (RMRA), are essential to support business operations, attract new investment, and improve commuter safety. However, they also highlight a pressing need for coordinated project management, long-term funding, and infrastructure planning to avoid disruptions to local businesses during construction.

In addition, regional development in nearby industrial corridors and logistics hubs is expected to increase demand for workers in transportation, warehousing, and advanced manufacturing—sectors already significant in Compton's economy. To capitalize on these trends, the city must address workforce development needs, particularly in the form of vocational training, certification programs, and soft-skills development. With a relatively low percentage of adults holding post-secondary credentials, expanded workforce education through institutions like Compton College and partnerships with the Los Angeles Regional Consortium will be essential.

The construction of new facilities such as the redevelopment of the Compton High School campus and improvements to Compton College is another major shift. These projects will temporarily create construction-related jobs and, over the long term, strengthen educational infrastructure that supports workforce pipeline development. Additionally, these investments will increase demand for youth development programs and career readiness initiatives.

Furthermore, private sector interest in revitalizing Compton's commercial corridors—such as Downtown Compton and areas along Alameda Street and Compton Boulevard—suggests potential for new small business growth. These changes will require enhanced business support services, including access to capital, permit streamlining, technical assistance, and mentorship programs for local entrepreneurs, especially in underserved communities.

In summary, while these major changes present important opportunities for economic advancement, they also create clear needs: targeted workforce development to align with growth industries, expanded infrastructure investment to support commercial activity, and sustained business support to help local entrepreneurs participate in and benefit from economic revitalization. Proactive planning and coordination among public, private, and nonprofit stakeholders will be key to ensuring inclusive and sustainable economic outcomes for the Compton community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

In Compton, the skills and education of the current workforce are gradually aligning with local employment opportunities through targeted training and support programs. Compton College offers hands-on career education in fields like healthcare, IT, and skilled trades, helping residents gain practical skills for in-demand jobs. Workforce services provided by the Rancho Dominguez America's Job Center and programs like LA County's INVEST support job readiness, especially for justice-involved individuals, through training, internships, and career counseling. While gaps remain, ongoing collaboration between education, workforce agencies, and employers is helping to better match local talent with job market needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Compton is actively engaged in workforce training initiatives that align with its Consolidated Plan goals of enhancing economic opportunity, reducing poverty, and promoting equitable access to employment. These efforts are spearheaded by collaborations among community colleges, workforce investment boards, and nonprofit organizations, focusing on equipping residents with skills for in-demand industries.

Compton College offers 17 Career Education programs providing hands-on training in sectors such as healthcare, welding, automotive technology, and business management. These programs are designed to prepare students for immediate employment or further education, contributing to workforce readiness and economic mobility.

The Rancho Dominguez America's Job Center of California (AJCC) provides no-cost job training, career counseling, and placement services. Their programs, including Youth@Work, offer work experience and career exploration for individuals aged 14–24, supporting youth employment and skill development.

Compton Youth Career Pathways (CYCP) is a nonprofit initiative targeting youth aged 13–24, offering job shadowing, internships, and digital literacy training. Participants engage in career workshops and community service, fostering professional growth and civic engagement. These initiatives collectively support Compton's Consolidated Plan by addressing workforce development, enhancing access to quality employment, and fostering economic resilience among residents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

the City of Compton participates in a Comprehensive Economic Development Strategy (CEDS) through its involvement with the Gateway Cities Council of Governments (GCCOG), a coalition of 27 cities in Southeast Los Angeles County. The GCCOG

developed a CEDS in 2015, facilitated by the USC Center for Economic Development, to guide regional economic development efforts. This strategy aims to stabilize, expand, and diversify the local economy, with a focus on equitable growth and addressing the needs of economically distressed areas. The CEDS outlines goals such as enhancing workforce development, improving infrastructure, and fostering public-private partnerships to stimulate economic activity. By participating in this regional initiative, Compton aligns its economic development activities with broader strategies to attract investment, create jobs, and improve the quality of life for its residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

A concentration refers to a geographically clustered or densely occurring condition where a high percentage of households experience multiple housing burdens in a specific area. In this case, housing problems are not evenly distributed but rather grouped in certain neighborhoods, making them more prominent and impactful in those locations.

In the context of the map below, concentration of housing problems means:

1. A high percentage of households (above 36-45%) in a specific area face multiple housing burdens, such as:
    - Cost burden (spending more than 30% of income on housing).
    - Overcrowding (more than one person per room).
    - Incomplete kitchen or plumbing facilities.
    - Structural deficiencies in housing.
2. These areas often overlap with racially and ethnically concentrated areas of poverty (R/ECAPs), shown in purple outlines on the map.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Compton has a long-standing demographic profile that reflects high concentrations of racial and ethnic minorities, particularly Black or African American and Hispanic/Latino populations. According to recent American Community Survey (ACS) data:

- Over 68% of Compton’s population identifies as Hispanic or Latino.
- Approximately 27% of residents identify as Black or African American.

Several neighborhoods—particularly those in central, eastern, and southern Compton—show a concentration of these groups above city averages, with some areas exceeding 80–90% Hispanic/Latino or 40%+ Black residents. These areas often align with historically segregated neighborhoods shaped by redlining and other discriminatory housing practices.

In addition to racial/ethnic clustering, many of these same neighborhoods are also characterized by concentrations of low-income families, particularly households earning below 50% of the Area Median Income (AMI). These areas tend to have higher rates of:

- Cost-burdened renters
- Overcrowded households
- Publicly assisted or subsidized housing
- Limited access to amenities such as parks, grocery stores, and quality schools

The overlap between racial/ethnic and income concentration suggests spatial patterns of disadvantage, where residents face compounded barriers related to housing, economic opportunity, and environmental quality.

Understanding these concentrations is critical for advancing fair housing strategies, prioritizing community investments, and addressing the root causes of housing and neighborhood disparities in Compton.

What are the characteristics of the market in these areas/neighborhoods?

The areas in Compton where racial or ethnic minorities and low-income families are concentrated tend to exhibit several distinct market characteristics that reflect underlying economic, structural, and housing system challenges. These characteristics contribute to persistent housing insecurity and limited access to opportunity.

Many of the concentrated neighborhoods consist of aging single-family homes and small multifamily properties, often built before 1970. Due to years of disinvestment, much of this housing stock suffers from deferred maintenance, inadequate insulation, outdated systems, and, in some cases, code violations. This limits quality options for low-income renters and owners.

These neighborhoods typically have higher rental rates compared to other parts of the city, with a large share of households paying more than 30–50% of their income toward rent (cost-burdened or severely cost-burdened). Demand for affordable rental units outpaces supply, leading to overcrowding and increased pressure on the lowest-cost housing units.

Due to lower property values, higher risk perception, and narrow profit margins, there is limited private residential investment in these areas. This includes a lack of market-rate multifamily development or reinvestment in existing housing, which contributes to stagnant property conditions and constrained housing choice.

While many areas have housing shortages, some tracts—particularly those with properties in poor condition—experience higher vacancy rates or frequent turnover. These patterns often reflect instability in ownership, foreclosure histories, or investor ownership with little commitment to long-term housing quality.

Many concentrated neighborhoods are located near freeways, industrial zones, or rail lines, exposing residents to elevated levels of air pollution, noise, and traffic hazards. They may also lack well-maintained infrastructure (e.g., sidewalks, street lighting, stormwater systems) and have fewer public amenities, such as parks or quality grocery stores.

Home values in these areas tend to be significantly lower than the regional average, limiting wealth-building opportunities for homeowners. Even as housing costs rise, longstanding disparities in lending, appraisal, and insurance markets often undervalue properties in minority and low-income neighborhoods, further reducing reinvestment.

These neighborhoods often include public housing developments, voucher-assisted households, or affordable housing projects funded through LIHTC or HUD programs. While this increases the affordable housing stock, it can also reflect spatial concentration of subsidized housing without broader integration into mixed-income areas.

The housing market in Compton's low-income and minority-concentrated neighborhoods is shaped by older housing, high-cost burdens, limited investment, and environmental stressors. These characteristics point to a need for targeted housing rehabilitation, infrastructure upgrades, equitable reinvestment, and strategies to diversify housing options and improve neighborhood conditions.

Are there any community assets in these areas/neighborhoods?

Yes, neighborhoods in Compton with concentrations of low-income households and racial or ethnic minorities also contain several important community assets that contribute to the social, cultural, and economic vitality of the area. These assets provide a strong foundation for neighborhood stability and offer opportunities for equitable development and investment. Educational institutions, such as Compton College, serve as key anchors by offering higher education, job training, and adult learning programs that help residents pursue economic mobility. Public schools throughout the city also provide family support services and extracurricular programs for youth.

The presence of community-based organizations, faith-based institutions, and cultural centers plays a significant role in delivering social services, food assistance, housing support, and mental health resources. These organizations are often trusted entities within the community and serve as critical links to public resources. Health and wellness services are supported by nearby facilities like Martin Luther King Jr. Community Hospital and several community clinics that offer low-cost healthcare and behavioral health support.

Compton's neighborhoods also benefit from access to public transit, particularly through the Metro Blue (A) Line, which connects residents to major employment centers in Los Angeles and Long Beach. Local parks such as Gonzales Park, Burrell-MacDonald Park, and Compton Creek Natural Park provide valuable green space for recreation, youth activities, and community gatherings. Additionally, small businesses—many of them

minority- or locally-owned—operate along commercial corridors like Compton Boulevard and Rosecrans Avenue, contributing to the city's economic resilience and cultural identity.

Lastly, civic engagement is a key asset in these neighborhoods. Residents are actively involved through neighborhood councils, advocacy groups, and community planning efforts focused on housing, public safety, and environmental justice. Together, these community assets strengthen the social fabric of Compton and offer a pathway for inclusive growth and revitalization in historically underserved areas.

Are there other strategic opportunities in any of these areas?

Strategic opportunities exist in Compton's low-income and minority-concentrated neighborhoods that can support equitable development, improve housing outcomes, and enhance overall quality of life for residents. These opportunities build on existing community assets, local momentum, and regional planning priorities.

One key opportunity lies in transit-oriented development (TOD). With multiple Metro A (Blue) Line stations in Compton, there is strong potential to promote mixed-use and affordable housing near transit hubs. These areas can be leveraged to increase density, attract investment, and create walkable neighborhoods that improve access to jobs, education, and services without displacing current residents.

Another opportunity is the adaptive reuse of underutilized properties, such as vacant commercial buildings, motels, or publicly owned land. Programs like *Project Homekey* and other state housing initiatives can help convert these spaces into supportive or affordable housing developments, especially for seniors, veterans, and people experiencing homelessness.

Compton also has the potential to expand its green infrastructure and environmental justice initiatives, particularly in neighborhoods near freeways, industrial areas, or flood-prone zones. Investments in urban greening, stormwater management, and air quality improvements not only enhance public health but can also create jobs and promote climate resilience.

In addition, there is strong potential for local economic development and workforce training that aligns with housing strategies. By investing in small business support, job readiness programs, and community-owned enterprises—particularly in retail corridors and opportunity zones—the City can create pathways for economic mobility and reinvestment in historically underserved areas.

Finally, ongoing planning efforts and community engagement create a strategic window for policy reform, including zoning updates, tenant protections, and development incentives. These reforms can reduce barriers to affordable housing development and ensure new investment is inclusive and community driven.

Together, these strategic opportunities offer a framework for revitalizing Compton's most impacted neighborhoods in ways that are sustainable, equitable, and rooted in the needs and strengths of existing residents.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In the City of Compton, there is a clear and growing need for reliable broadband internet access, particularly among low- and moderate-income households and neighborhoods. Broadband connectivity has become a critical utility—essential for accessing education, employment opportunities, healthcare services, and public resources. However, disparities in internet access persist across the city, with underserved communities often lacking the infrastructure or financial means to obtain high-speed, reliable service.

Many low-income households in Compton rely on mobile data plans or limited broadband subscriptions, which can be inadequate for remote learning, telehealth, or remote work. These challenges became especially evident during the COVID-19 pandemic, when residents reported difficulties participating in virtual schooling, job training programs, and accessing critical services online.

Neighborhoods with older housing stock may lack updated wiring or the infrastructure needed to support modern broadband speeds. In addition, some multifamily rental properties have limited access to fiber-optic or cable networks, further compounding digital access gaps for renters and families in affordable housing.

To address these needs, investments are required to expand broadband infrastructure, improve in-home connectivity, and reduce the cost burden for low- and moderate-income residents. This may include public-private partnerships, citywide digital equity initiatives, and leveraging federal and state programs that support broadband expansion in underserved areas.

Improving broadband access is not only a matter of convenience but a necessity for economic mobility, educational success, and access to essential services. Ensuring equitable broadband coverage will play a key role in strengthening community resilience and opportunity across Compton.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Compton faces a need for increased competition among broadband internet service providers to improve service quality, affordability, and access—especially in low- and moderate-income neighborhoods. Currently, many areas within the city are served

by only one or two major providers, limiting consumer choice and reducing the incentive for providers to offer competitive pricing or upgrade infrastructure.

This lack of competition can result in higher monthly costs, slower internet speeds, and inconsistent service—conditions that disproportionately affect households with limited financial resources. In neighborhoods where infrastructure investment has lagged, residents often rely on older cable systems or mobile hotspots, which may not support high-bandwidth activities such as remote work, online education, telemedicine, or small business operations.

Introducing additional internet service providers (ISPs) could help drive improvements by encouraging upgrades to broadband infrastructure, expanding fiber-optic networks, and offering more affordable plans tailored to low-income users. Greater provider competition can also foster innovation and better customer service, ultimately benefiting residents and small businesses across the jurisdiction.

Encouraging broadband competition may require policy action, such as streamlining permitting for new providers, investing in shared infrastructure, or pursuing public-private partnerships. Addressing this need is critical to ensuring equitable digital access, reducing the digital divide, and supporting long-term economic and educational opportunities in Compton.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Compton faces increasing natural hazard risks associated with climate change, as identified in its Local Hazard Mitigation Plan (LHMP) and aligned with the California State Hazard Mitigation Plan (SHMP). These risks include extreme heat, drought, flooding, and air quality degradation, all of which pose significant threats to the community's health, infrastructure, and economy.

Extreme Heat: Compton is experiencing more frequent and intense heatwaves, leading to increased energy demand, health risks, and strain on infrastructure. The SHMP emphasizes the need for heat mitigation strategies, such as expanding urban tree canopies and developing cooling centers, to protect vulnerable populations.

Drought: Prolonged drought conditions have stressed local water supplies, impacting both residential use and public services. The LHMP highlights the importance of water conservation measures and infrastructure improvements to enhance water resilience.

Flooding: Despite drought conditions, Compton remains susceptible to flooding from intense rainfall events. Aging stormwater systems and impervious surfaces exacerbate this risk. The city's mitigation plan calls for upgrading drainage infrastructure and implementing green infrastructure solutions to manage stormwater effectively.

Air Quality Degradation: Climate change contributes to worsening air quality through increased ground-level ozone and particulate matter from wildfires. These pollutants pose health risks, particularly for children, the elderly, and those with pre-existing conditions. The SHMP recommends enhancing air quality monitoring and promoting clean energy initiatives to mitigate these effects.

Compton's Office of Emergency Management is actively working to update the LHMP, incorporating strategies to address these climate-related hazards. This includes community outreach, infrastructure assessments, and collaboration with regional agencies to develop comprehensive mitigation actions. By aligning local efforts with state-level plans, Compton aims to build a more resilient community capable of withstanding the challenges posed by climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Housing occupied by low- and moderate-income (LMI) households in the City of Compton is particularly vulnerable to natural hazard risks intensified by climate change, including extreme heat, flooding, drought-related infrastructure stress, and poor air quality. This vulnerability is compounded by the age, condition, and location of housing stock, as well as socioeconomic challenges that limit residents' capacity to prepare for, respond to, and recover from disasters.

Analysis of Compton's housing stock and demographic data shows that:

- A significant portion of LMI households live in older housing units, many of which lack modern insulation, energy-efficient cooling systems, or structural resilience against severe weather events.
- According to the U.S. Census and HUD CHAS data, many LMI households are cost-burdened, meaning they spend more than 30% of their income on housing. This limits their ability to invest in hazard mitigation measures such as home improvements, air filtration systems, or emergency preparedness resources.
- Mapping of flood-prone areas and stormwater infrastructure reveals that lower-income neighborhoods are disproportionately located in zones with inadequate drainage or higher flood risk, increasing exposure to property damage and displacement during heavy rainfall.
- High temperatures and poor air quality are especially harmful to vulnerable residents in substandard housing that lacks proper ventilation or air conditioning. This creates elevated health risks during heatwaves or air quality alerts—conditions expected to worsen with climate change.

The assessment of housing vulnerability was based on:

- Overlay analysis of HUD CHAS data with FEMA flood maps, CalEnviroScreen environmental indicators, and Compton's Local Hazard Mitigation Plan.
- Review of the city's General Plan and Capital Improvement Plan to identify infrastructure gaps in low-income neighborhoods.
- Public engagement findings, including community surveys and stakeholder meetings, which identified recurring concerns about heat exposure, drainage issues, and emergency response access in LMI areas.

LMI households in Compton are at heightened risk due to a convergence of physical, economic, and environmental vulnerabilities. These households often reside in aging structures located in high-risk zones with limited access to mitigation resources. To reduce this vulnerability, the city will need to prioritize targeted investments in resilient infrastructure, home repair and retrofit programs, and emergency preparedness outreach tailored to its most at-risk communities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan serves as a five-year roadmap for allocating federal resources, setting investment priorities, and addressing obstacles faced by underserved populations in Compton. It outlines key priorities, anticipated outcomes, and the influence of market conditions on affordable housing and community development efforts.

Priority Needs

The City of Compton has identified two critical focus areas for the FY2025-2029 period:

- Affordable Housing – Expanding access to affordable housing for low- and moderate-income households remains a top priority. This includes increasing affordable rental units, promoting homeownership opportunities, and supporting housing rehabilitation programs.
- Support for Homeless and Special Needs Populations – The City aims to address the needs of individuals experiencing homelessness, survivors of domestic violence, unaccompanied youth, and other vulnerable groups. Resources will be allocated to emergency housing, youth services, domestic violence assistance, and medical, dental, and mental health support programs.

Influence of Market Conditions

Market conditions in Compton significantly impact strategic priorities. Housing cost burden—where households spend more than 30% of their income on housing—remains a dominant challenge for low- and moderate-income residents. Rising housing costs, limited rental inventory, and economic disparities continue to contribute to housing instability.

Anticipated Resources

The Strategic Plan provides a framework for distributing CDBG and HOME funds, ensuring alignment with the City's affordable housing, homelessness prevention, and community development priorities. By strategically allocating federal resources, Compton aims to enhance housing stability, expand supportive services, and improve the overall quality of life for its most vulnerable residents.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Area Name:	CDBG Eligible Area
Area Type:	Citywide
Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	51%
Revital Type:	N/A
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	Citywide
Include specific housing and commercial characteristics of this target area.	N/A
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
Identify the needs in this target area.	Affordable Housing, Homeless Services, Public Infrastructure Improvements & Economic Development
What are the opportunities for improvement in this target area?	N/A

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Community Development Block Grant (CDBG) program provides federal funding to support low- and moderate-income (LMI) households, ensuring access to decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and infrastructure improvements, housing rehabilitation and preservation, affordable housing development, public services, economic development, and program administration.

Project Selection Criteria

The City of Compton prioritizes projects based on the following key criteria:

- Compliance with CDBG statutory requirements
- Direct benefit to LMI residents and neighborhoods
- Coordination and leveraging of additional resources
- Responsiveness to community needs and expressed priorities
- Focus on sustainability and long-term impact
- Ability to demonstrate measurable progress and success

Allocation of Funds

- CDBG funds are used in LMI areas for code enforcement and citywide for all other eligible activities.
- HOME Investment Partnerships Program (HOME) funds support affordable housing development and are distributed among participating jurisdictions based on a formula share. The City of Compton, as the lead entity, ensures that funds are allocated effectively to meet housing needs.

By aligning CDBG and HOME funding with community needs, the City of Compton seeks to expand affordable housing, enhance public services, and support economic development initiatives that improve the quality of life for its most vulnerable residents.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority

Access to Affordable Housing	High	Extremely Low-Income Households Low-Income Households Moderate-Income Households	Citywide	Affordable Housing Development Rental Assistance for LMI residents Housing Rehabilitation for Homeowners Homebuyer Assistance Code Enforcement	Support the provision of affordable housing initiatives with CDBG and HOME Program funds.	Priority based on feedback through community meetings and agency interviews as well review of demographic information resulted in this activity having the highest priority need.
Improved Access to Public Facilities	High	Low-Income Households	Citywide	Public Infrastructure Improvement Public Facility Improvement or Acquisition	Enhance public facilities and infrastructure improvements in underserved neighborhoods.	Priority based on feedback through community meetings and agency interviews as well review of demographic information resulted in this activity having the highest priority need.

Affirmatively Furthering Fair Housing	Low	Low-Income Households Homeless	Citywide	Affirmatively Furthering Fair Housing Activities	Support the provision of Fair Housing initiatives.	Priority based on feedback through community meetings and agency interviews as well review of demographic information resulted in this activity having the highest priority need.
Access to Public Services	High	Low-Income Households	Citywide	Public Services	Support the provision of organizations providing services for LMI persons.	Priority based on feedback through community meetings and agency interviews as well review of demographic information resulted in this activity having the highest priority need.
Economic Development and Job Creation	Low	Low-Income Households	Citywide	Economic Development	Support incentive programs to attract new businesses, workforce training, and encourage economic development.	Priority based on feedback through community meetings and agency interviews as well review of demographic information resulted in this activity having the highest priority need.
Planning and Administration	High	Other	Citywide	Program Administration	Provide Program Administration	Priority based on feedback through community meetings and agency interviews as well review of demographic information resulted in this activity having the highest priority need.

Table 47 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The cost of housing is increasing at a faster rate than income, which contributes to unaffordable rent for people with low-income. Also, the demand for rental housing across all income levels limits the availability of housing at levels that is affordable for low-income families. TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop higher end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions.
Rehabilitation	There is high demand in the rental market, which further drives up the cost burden for housing. The aging housing stock in the City make the rehabilitation of existing housing stock a priority. Rents will not financially support the cost of major rehabilitation projects similar to the new unit production priority discussed above, the achievable rents and income levels in the City often result in rehabilitation in the private marketplace to be financially infeasible.
Acquisition, including preservation	There may be a high demand in the rental market due to an improved economy, low percentage of vacant units, and the establishment of the Destination Medical Center driving up the cost burden for affordable housing. The increasing demand continues to put pressure on the two primary problems affecting the housing market, cost burden and availability.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Compton anticipates receiving Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding for FY2025, assuming level funding from 2024 allocations. These funds will be used to support affordable housing, public services, economic development, and infrastructure improvements that benefit low- and moderate-income (LMI) residents. Th City expects to receive $1,302,913 in CDBG funds and $446,806 in HOME funds. By strategically leveraging these resources, the City of Compton aims to maximize the impact of federal funding, ensuring that critical housing and community development needs are met while promoting sustainable and equitable growth throughout the city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$1,302,913	$0.00	$0.00	$1,302,913	$5,211,652	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.
HOME	Public - Federal	Acquisition, Homebuyer assistance, Tenant Based Rental Assistance	$446,806	$0.00	$0.00	$446,806	$1,787,465	The City plans to use HOME funds for Acquisition, Homebuyer Assistance, Tenant Based Rental Assistance

Table 49 - Anticipated Resources

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

The City of Compton and its partners will use a combination of public and private funding to implement the activities outlined in the 2025-2029 Consolidated Plan. Throughout this period, the City will explore opportunities to apply for additional funding sources that align with its housing and community development goals. Compton will also continue to leverage state and local funds, while actively seeking other funding sources that support affordable housing, public services, and economic development initiatives.

Collaboration with community partners, nonprofit organizations, and private sector stakeholders will be a key strategy to maximize financial resources and strengthen capacity building efforts. The City will work closely with these organizations to enhance coordination, expand program reach, and optimize resource allocation.

For HOME program matching requirements, the City will utilize a combination of local government contributions, private sector investment, and volunteer services to meet federal compliance standards. These contributions will be documented and tracked to ensure accountability. Additionally, partnerships with philanthropic organizations and local businesses will be pursued to secure supplementary funding, in-kind services, and community support, ensuring that federal dollars are used efficiently and effectively to achieve long-term community development goals.

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

The City of Compton has not identified any publicly owned land or property to address needs of this plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Compton	Government	Grantee	City of Compton
Los Angeles Continuum of Care	Continuum of Care	Lead Agency	Los Angeles County
Compton Housing Authority	Public Housing	PHA	City of Compton

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Compton relies on a network of public agencies, private sector partners, and nonprofit organizations to implement its 2025-2029 Strategic Plan. Over the next five years, the City aims to strengthen its institutional structure by building capacity for nonprofit organizations, improving program monitoring, and fostering collaboration among service providers to enhance the effectiveness of housing and community development programs.

The City of Compton's Grants Management Department works closely with local government agencies, housing providers, social service organizations, and advocacy groups to coordinate the delivery of essential services to residents. Through consultations with housing, social services, elderly, and disability agencies, the City has identified key strengths and gaps within its institutional delivery system. These findings will help guide funding priorities, resource allocation, and policy improvements to ensure equitable access to housing, economic opportunities, and supportive services for Compton's low- and moderate-income communities.

Strengths in the Institutional Delivery System

- Strong Partnerships and Collaboration – The City maintains well-established partnerships with local, state, and federal agencies, as well as nonprofit organizations and private developers. These collaborations help maximize funding and expand service delivery.
- Access to Federal and State Resources – Compton leverages CDBG, HOME, and other federal/state programs to support affordable housing, public services, and economic development.

- Community-Based Organizations – A network of local nonprofits and service providers offers housing assistance, workforce development, mental health services, and emergency shelter, addressing critical community needs.
- Dedicated Housing and Community Development Programs – The City has targeted programs that support affordable housing development, homebuyer assistance, and rehabilitation efforts to improve housing quality and accessibility.
- Focus on Equity and Fair Housing – The City promotes fair housing education and advocacy, working to eliminate discrimination and ensure equal access to housing opportunities.

Gaps and Challenges in the Institutional Delivery System

Limited Affordable Housing Supply – The demand for affordable rental and homeownership opportunities exceeds available resources, creating long waiting lists for housing assistance programs.

Insufficient Funding for Supportive Services – Many social service programs, including mental health, homelessness prevention, and youth services, are underfunded and struggle to meet growing demand.

Fragmented Service Coordination – While there are many agencies providing services, better coordination is needed to ensure streamlined referrals and reduce duplication of efforts.

Lack of Capacity Among Nonprofits – Some community-based organizations lack the staffing, technical expertise, or funding to expand services or fully participate in federally funded programs.

Barriers to Economic Opportunity – Limited access to job training, small business support, and workforce development programs hinders long-term economic mobility for residents.

Transportation and Accessibility Issues – Many residents, particularly seniors and individuals with disabilities, face challenges accessing social services, healthcare, and employment opportunities due to limited transportation options.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	-	-
Legal Assistance	X	X	-
Mortgage Assistance	-	-	-
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	-	-	-
Mobile Clinics	-	-	-
Other Street Outreach Services	X	X	-
Supportive Services			
Alcohol & Drug Abuse	-	X	-
Child Care	-	-	-
Education	X	-	-
Employment and Employment Training	X	-	-
Healthcare	X	X	X
HIV/AIDS	-	-	X
Life Skills	X	-	-
Mental Health Counseling	X	X	X
Transportation	X	-	-
Other			
Other	X	X	

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Compton's Continuum of Care planning efforts, led in coordination with the Los Angeles Homeless Services Authority (LAHSA), are focused on addressing homelessness through a comprehensive range of services tailored to the diverse needs of individuals and families experiencing homelessness. Central to this approach is the Coordinated Entry System (CES), which serves as a critical access point for housing and supportive services.

The CES is designed to ensure that individuals are connected to the most appropriate interventions based on their unique circumstances. It prioritizes vulnerable populations such as chronically homeless individuals, families with children, veterans, and

unaccompanied youth. In Compton, local service providers—including HOPICS and Volunteers of America—utilize CES to conduct standardized assessments, triage clients, and facilitate timely referrals to shelter, transitional housing, rapid rehousing, or permanent supportive housing options.

This system is supported by real-time data from the Homeless Management Information System (HMIS) and the annual Point-in-Time (PIT) Count, both of which help identify trends, monitor service delivery outcomes, and inform policy decisions. These tools enable providers in Compton to allocate resources strategically and respond effectively to emerging needs.

By leveraging CES and data-driven strategies, Compton's homelessness response is more coordinated, equitable, and responsive to individual needs—moving beyond a one-size-fits-all model and instead delivering targeted support that addresses the root causes and specific challenges of homelessness in the community.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths of the Service Delivery System

1. **Coordinated Entry System (CES):**
   Operated by the Los Angeles Homeless Services Authority (LAHSA), CES provides a standardized intake and referral process that connects individuals to appropriate housing and support services. This system helps prioritize the most vulnerable populations and streamlines access to limited resources.
2. **Experienced Service Providers:**
   Organizations like HOPICS, Volunteers of America, and others serve Compton residents through outreach, case management, housing placement, and behavioral health support. These agencies are well-integrated into the regional Continuum of Care and have demonstrated capacity to assist individuals with complex needs.
3. **Data-Driven Planning Tools:**
   Use of the Homeless Management Information System (HMIS) and the Point-in-Time (PIT) Count allows for informed decision-making. These tools enable the City and its partners to monitor trends, identify service gaps, and evaluate program effectiveness.
4. **Specialized Subpopulation Services:**
   The delivery system includes dedicated programs for veterans (e.g., Supportive Services for Veteran Families), youth (e.g., Jovenes, Covenant House), and

those with mental health or substance use needs, ensuring tailored responses for specific demographics.

5. **Institutional and Educational Support:**
   Institutions like Compton College support low-income and special needs populations through workforce development, reentry support, and housing referrals, contributing to long-term stability for at-risk individuals.

Gaps in the Service Delivery System

1. **Limited Shelter and Housing Stock in Compton:**
   Compton lacks permanent emergency shelter facilities and has limited transitional or supportive housing options within city boundaries. This forces residents to seek placements in other parts of Los Angeles County, creating logistical and emotional barriers to service access.
2. **Capacity Constraints:**
   Demand for services far exceeds available resources, especially for mental health, substance use recovery, and long-term case management. Waitlists and delays in service delivery are common, particularly for chronically homeless individuals and families in crisis.
3. **Fragmented Local Coordination:**
   While regional systems are robust, localized coordination in Compton is less structured. Service providers sometimes operate in silos due to limited city staffing, absence of a centralized referral system at the municipal level, and inconsistent communication between stakeholders.
4. **Transportation and Accessibility Issues:**
   Many low-income and special needs residents face barriers traveling to services, particularly when referrals take them outside Compton. Lack of reliable transportation, coupled with limited digital access, creates obstacles for appointment scheduling and service follow-up.
5. **Insufficient Prevention and Early Intervention:**
   More investment is needed in homelessness prevention programs such as rental assistance, eviction defense, and wraparound services for individuals at imminent risk. The current system often reacts to homelessness rather than proactively preventing it.
6. **Cultural and Language Barriers:**
   Compton's service delivery system sometimes lacks sufficient bilingual staff or culturally relevant programming, particularly for its large Latino population and for residents with limited English proficiency.

The service delivery system in Compton benefits from strong regional partnerships and proven program models, but local gaps in housing availability, capacity, and

coordination hinder its full effectiveness. Addressing these deficiencies—especially by expanding housing options, improving local infrastructure, and investing in prevention—will be essential to building a more responsive, comprehensive support network for special needs populations and those experiencing or at risk of homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Compton will address gaps in its institutional structure and service delivery system through a coordinated, capacity-building strategy that strengthens partnerships, streamlines processes, and expands local resources. This approach is designed to improve the City's ability to effectively carry out programs that meet priority needs, particularly in affordable housing, homelessness services, and support for special needs populations.

Key elements of the strategy include:

Enhanced Coordination and Collaboration

The City will increase coordination with regional partners—especially LAHSA, HOPICS, LACDA, and local nonprofits—to ensure that resources are aligned, services are not duplicated, and clients experience seamless referrals and support across agencies.

Capacity Building and Technical Support

Compton will invest in internal staffing and training to strengthen grant administration, compliance, and program oversight. The City will also support local nonprofit partners through technical assistance and capacity-building efforts to improve their ability to deliver HUD-funded programs.

Expanded Housing and Service Resources

The City will actively seek opportunities to leverage additional funding from state, federal, and private sources to increase the availability of affordable housing, shelter beds, and supportive services. This includes working with developers and service providers to expand housing options within Compton.

Data Integration and Performance Monitoring

Compton will improve the use of data systems such as the Homeless Management Information System (HMIS) to track outcomes, identify service gaps, and guide resource allocation. Shared performance metrics and outcome tracking will support continuous improvement.

Improved Access and Outreach

The City will work with community-based organizations to enhance outreach and service access for hard-to-reach populations, including those with limited English proficiency, disabilities, or

transportation barriers. Strategies will include mobile outreach, language access services, and local resource hubs.

Through these coordinated efforts, Compton aims to build a more effective, inclusive, and resilient service delivery system that is capable of addressing the complex needs of its residents and advancing long-term community development goals.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2025	2029	Affordable Housing	Citywide	Access to Affordable Housing	HOME $242,969.48 CHDO $63,595.90	HOME Homeowner Housing Added 5 Households
2	Rental Assistance for LMI residents	2025	2029	Affordable Housing	Citywide	Access to Affordable Housing	HOME $75,000	Tenant Based Rental Assistance 40 Households
3	Housing Rehabilitation for Homeowners	2025	2029	Affordable Housing	Citywide	Access to Affordable Housing	CDBG $250,000	CDBG Homeowner Housing Rehabilitated 35 Households Assisted
4	Homebuyer Assistance	2025	2029	Affordable Housing	Citywide	Access to Affordable Housing	HOME $0	Direct Financial Assistance to Homebuyers 5 Households Assisted Homeowner Housing Rehabilitated 1 Household Assisted
5	Affirmatively Furthering Fair Housing Activities	2025	2029	Non-Housing Community Development	Citywide	Affirmatively Furthering Fair Housing	CDBG $20,000	Other 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

6	Public Services	2025	2029	Non-Housing Community Development	Citywide	Access to Public Services	CDBG $201,063.60	Public Services other than housing benefit 300 Persons Assisted
7	Public Infrastructure Improvement	2025	2029	Non-Housing Community Development	Citywide	Improved Public Infrastructure	CDBG $0	Public facility or infrastructure activities other than low-/moderate-income housing benefit: 900 Persons Assisted
8	Public Facility Improvement or Acquisition	2025	2029	Non-Housing Community Development	Citywide	Improved Access to Public Facilities	CDBG $551,275.60	Public facility or infrastructure activities other than low-/moderate-income housing benefit: 900 Persons Assisted
9	Code Enforcement	2025	2029	Affordable Housing	Citywide	Access to Affordable Housing	CDBG $50,000	Housing Code Enforcement 50 Households Assisted
10	Program Administration	2025	2029	Planning & Administration	Citywide	Planning & Administration	CDBG $268,084.80 HOME $42,395.93	Other: CDBG Other: HOME

Table 52 – Goals Summary

Goal Descriptions

Sort Order	Goal Name	Goal Description
1	Affordable Housing Development	Provide financial assistance for developers (nonprofit and for-profit) to construct or rehabilitate housing.
2	Rental Assistance for LMI residents	Provide rental subsidies for LMI residents.
3	Home Repair for Homeowners	Provide financial assistance for LMI homeowners with critical home repairs to stabilize homeowners within their primary unit of residence.
4	Homeownership Assistance	Provide financial assistance for down payment and closing costs for first-time homebuyers.
5	Affirmatively Furthering Fair Housing	Provide financial assistance for program management activities related to affirmatively furthering fair housing.
6	Public Services	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI persons.
7	Public Infrastructure Improvement	Provide financial assistance for CDBG eligible public infrastructure projects, including but not limited to parks, bus shelters, sidewalks, street paving, and/or storm water sewer drainage projects.
8	Public Facility Improvement or Acquisition	Provide financial assistance to acquire or rehabilitate public facilities to benefit LMI clientele
9	Code Enforcement	To ensure that all properties within our community comply with local housing, building, and zoning regulations.
10	Program Administration	Provide program management and oversight for the CDBG and HOME Program.

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 91.315(b)(2)

Throughout the 2025-2029 Consolidated Plan period, the City of Compton anticipates that CDBG and HOME will provide affordable housing and housing subsidy assistance annually as follows:

- CDBG: 35 affordable housing opportunities
- HOME: 35 persons served annually with housing subsidies

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Compton Housing Authority does not own or manage public housing therefore they are not required to increase the number of accessible units by a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

No, Compton Housing Authority is designated as troubled under 24 CFR part 902.

Plan to remove the 'troubled' designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Barriers to affordable housing refer to challenges that hinder individuals and families from obtaining or retaining housing that is not only affordable but also safe and suitable. These challenges can be intricate and varied, affecting different facets of the housing market and the unique situations of individuals. This segment of the plan addresses how housing costs or the incentives for developing, maintaining, or improving affordable housing may be influenced by policies related to land use, zoning regulations, building codes, growth restrictions, and other factors that impact the profitability of residential investments. These topics are discussed based on programmatic insights, prior analyses, and were examined as part of the Analysis of Impediments to Fair Housing Choice.

The latest Analysis of Impediments conducted by the City of Compton did not reveal any institutional obstacles to affordable housing. However, there is a growing demand for additional affordable housing units. Compton is dedicated to upholding and enhancing policies that promote equal housing opportunities for families and minority groups.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Tackling the challenges associated with affordable housing in Compton necessitates a comprehensive strategy. It is essential to boost the availability of affordable housing, maintain current affordable units, revise zoning and land-use regulations, and enhance access to housing financing. These strategies are vital for ensuring that families with low to moderate incomes can secure safe and affordable living conditions. Additionally, Compton will focus on addressing discrimination, broadening homelessness initiatives, and collaborating with community stakeholders to foster a more inclusive and supportive housing landscape**.**

As noted in the Analysis of Impediments to Fair Housing Choice, the City of Compton is committed to the following goals to remove or ameliorate barriers to affordable housing to ensure that more individuals and families have access to safe, affordable, and quality housing:

- Increasing Housing Supply
- Enhance Housing Affordability
- Improve Housing Quality
- Review and Address Zoning and Land Use Barriers
- Support Economic Stability
- Foster Community Engagement

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Compton has a comprehensive strategy aimed at connecting with homeless individuals, especially those without shelter. Attention will be directed towards local organizations seeking public service funding through the Community Development Block Grant (CDBG) to enhance their outreach initiatives for the homeless and unsheltered population. Agencies that present a well-organized method for engagement, evaluation, and assistance with a program that supports individuals and families at risk of homelessness, such as rent subsidies and eviction prevention services are given preference to ensure the city is actively addressing the homelessness crisis in Compton.

Addressing the emergency and transitional housing needs of homeless persons

The City of Compton does not receive Emergency Solution Grant (ESG) funds. However, it actively partners with local organizations and programs that offer social services to chronically homeless individuals and families within the city, thereby supporting nonprofit agencies dedicated to homelessness prevention initiatives.

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.

The City, while not a direct recipient of ESG funds, is an active member of the CoC and fully supports and collaborates with local agencies that offer social services to chronically homeless individuals and families in Compton. Households at risk, particularly those with a history of housing instability, are provided with case management aimed at overcoming barriers and connecting them to essential resources such as SNAP, TANF, SSI, and various rental assistance programs. CoC recipients work with participants to cultivate independent living skills, enhance their income, and access services that help prevent homelessness. For those currently experiencing homelessness who struggle to maintain housing independently, connections are made to Permanent Supportive Housing, subsidized housing options, or to family and friends who can provide shelter. Additionally, homelessness prevention assistance, which includes financial support and case management, is available for individuals at risk of falling back into homelessness. Participants facing multiple service needs and significant housing instability engage in an

intensive integrated team approach, which brings together the individual and service providers to identify and address necessary supports.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Local nonprofits work in collaboration with hospitals, courts, and various institutions to effectively manage the discharge process for those facing homelessness. The primary objective is to connect individuals with available housing options promptly while assisting them in obtaining subsidies and enhancing their income to ensure long-term housing stability. The City of Compton also partners with numerous organizations that provide essential services, including primary care, behavioral health support, and career assistance for individuals experiencing homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In Compton, addressing lead-based paint hazards and improving access to LBP-free housing requires a multifaceted approach that includes regulatory measures, community engagement, and supportive initiatives. Lead poisoning continues to be the most significant environmental threat to children, resulting in severe and often irreversible health complications. It is essential to tackle these hazards and enhance the availability of housing that is free from LBP risks to promote public health and ensure safe living conditions. The City of Compton is committed to educating residents about the dangers of lead poisoning, the adverse health impacts of lead exposure, and the necessity of lead-safe housing. Additionally, regular inspections for lead hazards in rental properties and housing rehabilitation projects that receive funding from CDBG or HOME programs are required.

How are the actions listed above related to the extent of lead poisoning and hazards?

Raising awareness about the dangers of lead poisoning is essential for helping residents comprehend how lead exposure occurs and the importance of residing in lead-safe environments. Individuals who are well-informed are more inclined to adopt preventive strategies and seek assistance if they suspect lead contamination in their surroundings. Adequate training for property owners and contractors is crucial, as it equips them with the knowledge of lead-safe work practices, thereby minimizing the risk of lead dust dispersion and facilitating the effective remediation of existing lead hazards. It is crucial to incorporate lead hazard inspections and remediation into the development, rehabilitation, and preservation of affordable housing to safeguard the health of residents. By embedding lead-safe practices within affordable housing initiatives, including funding for remediation, zoning reforms, and tenant protections, Compton can mitigate the dangers of lead exposure while enhancing the supply of safe and affordable housing for at-risk communities.

How are the actions listed above integrated into housing policies and procedures?

The City of Compton provides lead-safe informational pamphlets related to housing initiatives to maintain community awareness regarding lead hazards and the prevention of lead poisoning. All affordable housing initiatives incorporate lead-safe standards and emphasize the creation and upkeep of housing units that are free from lead. Additionally, lead hazard control strategies are embedded within housing assistance programs, such as rental support and rehabilitation efforts, fostering a holistic approach

to managing lead-based paint risks. This ensures that both preventive actions and supportive frameworks are established to safeguard residents and encourage the availability of lead-safe housing.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Compton's goal to reduce the number of poverty-level families is to help families achieve financial stability, access quality education, secure affordable housing, and improve overall well-being. Enhancing workforce development, job training, and educational initiatives to boost employment rates, especially in sectors that provide sustainable wages by collaborating with local community colleges, vocational institutions, and businesses to create job training programs tailored to in-demand skills, such as those in healthcare, construction, and technology is a top priority this plan period. Additionally, supporting local entrepreneurs through business incubation initiatives, microloans, and financial literacy training will foster self-employment opportunities and promote economic advancement. The City is also working to expand rent control policies to mitigate rent increases that disproportionately impact low-income families. Furthermore, investing in after-school programs and summer enrichment activities that provide tutoring, mentorship, and essential life skills will enhance academic outcomes and decrease dropout rates among youth from low-income backgrounds. Finally, prioritizing community-based violence reduction strategies that tackle the underlying issues of crime, including poverty, educational deficits, and unemployment, is crucial for fostering safer communities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Compton is dedicated to achieving its poverty alleviation objectives by supporting and promoting initiatives that enhance opportunities and ensure housing stability for individuals and families. A variety of programs and policies are in place to aid those facing economic hardship. The provision of affordable housing plays a crucial role in poverty reduction, as it enables low-income families to alleviate their financial strain and tackle issues such as overcrowding. Over the next five years, the City of Compton will intensify its commitment to implementing strategies aimed at combating poverty among its residents. The City aims to bolster its support for homeowners and households through housing rehabilitation efforts and the creation of more affordable housing options, thereby increasing the housing supply and lessening the financial pressures on low-to-moderate-income residents.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To guarantee that all recipients of CDBG and HOME funds adhere to relevant federal laws and regulations, the City of Compton has established a comprehensive monitoring strategy. This strategy involves a thorough examination of the activities of subrecipients and offers substantial technical support to mitigate any potential compliance challenges. Each subrecipient organization will undergo monitoring to assess the appropriate use of the funds allocated to them. This monitoring process encompasses on-site visits, evaluations, and reviews of financial records. Monitoring subrecipients and developers can be conducted through various methods, including informal desk reviews of activities by examining different reports and draw requests, as well as remote and on-site evaluations. Desk monitoring is an ongoing process throughout the duration of an agreement, while remote or on-site assessments are typically performed at the beginning of the contract and at least once every three years for frequently funded grantees. Additionally, site visits may be arranged whenever the analysis of required reports suggests that they are necessary. Community Housing Development Organizations (CHDOs), subrecipients, and HOME projects that are subject to a period of affordability will be monitored in accordance with the HOME Monitoring Plan or as specified in the HOME Agreement. The contractor or subrecipient is permitted to submit payment requests in accordance with the stipulations outlined in the contract agreement. Prior to the approval of any payments under the contract, invoices and necessary reports will undergo a thorough review and approval process. The final payment will be retained until all satisfactory final reports have been submitted. Staff engage in informal communication with subrecipients and offer technical assistance as required through various means such as telephone, email, and site visits.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Compton anticipates receiving Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding for FY2025, assuming level funding from 2024 allocations. These funds will be used to support affordable housing, public services, economic development, and infrastructure improvements that benefit low- and moderate-income (LMI) residents. Th City expects to receive $1,302,913 in CDBG funds and $446,806 in HOME funds. By strategically leveraging these resources, the City of Compton aims to maximize the impact of federal funding, ensuring that critical housing and community development needs are met while promoting sustainable and equitable growth throughout the city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$1,340,424	$0.00	$0.00	$1,340,424	$5,361,696	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.
HOME	Public - Federal	Acquisition, Homebuyer assistance, Tenant Based Rental Assistance	$423,959.31	$0.00	$0.00	$423,959.31	$1,695,837.24	The City plans to use HOME funds for Acquisition, Homebuyer Assistance, Tenant Based Rental Assistance

Table 53 - Expected Resources – Priority Table

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

The City of Compton and its partners will use a combination of public and private funding to implement the activities outlined in the 2025-2029 Consolidated Plan. Throughout this period, the City will explore opportunities to apply for additional funding sources that align with its housing and community development goals. Compton will also continue to leverage state and local funds, while actively seeking other funding sources that support affordable housing, public services, and economic development initiatives.

Collaboration with community partners, nonprofit organizations, and private sector stakeholders will be a key strategy to maximize financial resources and strengthen capacity building efforts. The City will work closely with these organizations to

enhance coordination, expand program reach, and optimize resource allocation.

For HOME program matching requirements, the City will utilize a combination of local government contributions, private sector investment, and volunteer services to meet federal compliance standards. These contributions will be documented and tracked to ensure accountability. Additionally, partnerships with philanthropic organizations and local businesses will be pursued to secure supplementary funding, in-kind services, and community support, ensuring that federal dollars are used efficiently and effectively to achieve long-term community development goals.

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

The City of Compton has not identified any publicly owned land or property to address needs of this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2025	2026	Affordable Housing	Citywide	Access to Affordable Housing	HOME $242,969.48 CHDO $63,595.90	HOME Homeowner Housing Added 5 Households
2	Rental Assistance for LMI residents	2025	2026	Affordable Housing	Citywide	Access to Affordable Housing	HOME $75,000	Tenant Based Rental Assistance 40 Households
3	Housing Rehabilitation for Homeowners	2025	2026	Affordable Housing	Citywide	Access to Affordable Housing	CDBG $250,000	CDBG Homeowner Housing Rehabilitated 35 Households Assisted
4	Homebuyer Assistance	2025	2026	Affordable Housing	Citywide	Access to Affordable Housing	HOME $0	Direct Financial Assistance to Homebuyers 5 Households Assisted Homeowner Housing Rehabilitated 1 Household Assisted
5	Affirmatively Furthering Fair Housing Activities	2025	2026	Non-Housing Community Development	Citywide	Affirmatively Furthering Fair Housing	CDBG $20,000	Other 100 Persons Assisted

6	Improved Access Public Services	2025	2029	Non-Housing Community Development	Citywide	Access to Public Services	CDBG $201,063.60	Public Services other than housing benefit 300 Persons Assisted
7	Public Infrastructure Improvement	2025	2029	Non-Housing Community Development	Citywide	Improved Public Infrastructure	CDBG $0	Public facility or infrastructure activities other than low-/moderate-income housing benefit: 900 Persons Assisted
8	Public Facility Improvement or Acquisition	2025	2029	Non-Housing Community Development	Citywide	Improved Access to Public Facilities	CDBG $551,275.60	Public facility or infrastructure activities other than low-/moderate-income housing benefit: 900 Persons Assisted
9	Code Enforcement	2025	2029	Affordable Housing	Citywide	Access to Affordable Housing	CDBG $50,000	Housing Code Enforcement 50 Households Assisted
10	CDBG & HOME Administration	2025	2029	Planning & Administration	Citywide	Planning & Administration	CDBG $268,084.80 HOME $42,395.93	Other: CDBG Other: HOME

Table 54 – Goals Summary

Goal Descriptions

Sort Order	Goal Name	Goal Description
1	Affordable Housing Development	Provide financial assistance for developers (nonprofit and for-profit) to construct or rehabilitate housing.
2	Rental Assistance for LMI residents	Provide rental subsidies for LMI residents.
3	Home Repair for Homeowners	Provide financial assistance for LMI homeowners with critical home repairs to stabilize homeowners within their primary unit of residence.
4	Homeownership Assistance	Provide financial assistance for down payment and closing costs for first-time homebuyers.
5	Affirmatively Furthering Fair Housing	Provide financial assistance for program management activities related to affirmatively furthering fair housing.
6	Public Services	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI persons.
7	Public Infrastructure Improvement	Provide financial assistance for CDBG eligible public infrastructure projects, including but not limited to parks, bus shelters, sidewalks, street paving, and/or storm water sewer drainage projects.
8	Public Facility Improvement or Acquisition	Provide financial assistance to acquire or rehabilitate public facilities to benefit LMI clientele
9	Code Enforcement	To ensure that all properties within our community comply with local housing, building, and zoning regulations.
10	Program Administration	Provide program management and oversight for the CDBG and HOME Program.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the upcoming year are identified in the table below. Additional details are provided in Section AP-38.

Projects

#	Project Name
	CDBG
1	Administration & Planning
2	Public Services Initiatives
3	Housing Development Affordable Housing Initiatives
4	Rental Affordable Housing Initiatives
5	CHDO Affordable Housing Initiatives
6	Housing Rehabilitation Affordable Housing Initiatives
7	Public Facility Improvements in Low Mod Areas
8	Affirmatively Furthering Fair Housing Initiatives
9	Code Enforcement in Low Income Areas
	Total Grant Allocation
*	*Projected Program Income*

Table 55 – Project Information

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

Priorities were established based on input gathered from roundtable discussions, public hearings, and previous experience. The City does not anticipate any obstacles in addressing the identified underserved needs.

AP-38 Project Summary

1	**Project Name**	**Administration & Planning**
	Target Area	Citywide
	Goals Supported	CDBG & HOME Administration & Planning
	Needs Addressed	Planning & Administration
	Funding	CDBG - $268,084.80 HOME - $42,395.93
	Description	Funding for CDBG, HOME, and HOPWA indirect costs and program management activities to ensure compliance.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1-Other
	Location Description	Citywide
	Planned Activities	The City will use CDBG and HOME funding for indirect costs and program management activities to ensure compliance.
2	**Project Name**	**Public Services Initiatives**
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Improved Access to Public Services
	Funding	$201,063.60
	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI persons.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	300 LMI beneficiaries.
	Location Description	Citywide
	Planned Activities	The City will make funding available for public service activities to benefit LMI persons carried out by nonprofit and/or government agency subrecipients.
3	**Project Name**	**Housing Development Affordable Housing Initiatives**
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Access to Affordable Housing
	Funding	$242,969.48

	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI homebuyers or renters.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 low-moderate income homebuyers.
	Location Description	City-wide
	Planned Activities	The City will make funding available for to support the provision of affordable housing initiatives with HOME Program funds through housing development.
4	**Project Name**	**Rental Affordable Housing Initiatives**
	Target Area	Citywide
	Goals Supported	Rental Assistance for LMI Residents
	Needs Addressed	Access to Affordable Housing
	Funding	$75,000
	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI renters.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 low-moderate income renters.
	Location Description	City-wide
	Planned Activities	The City will make funding available for to support the provision of affordable housing initiatives with HOME Program funds through rent subsidy programs.
5	**Project Name**	**CHDO Affordable Housing Initiatives**
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Access to Affordable Housing
	Funding	$63,595
	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI homebuyers or renters.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 low-moderate income homebuyers.
	Location Description	City-wide

	Planned Activities	The City will make funding available for to support the provision of affordable housing initiatives with HOME Program funds through rent subsidy programs and housing development.
6	**Project Name**	**Housing Rehabilitation Affordable Housing Initiatives**
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation for Homeowners
	Needs Addressed	Access to Affordable Housing
	Funding	$250,000
	Description	Provide financial assistance for LMI homeowners to make housing repairs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 low-moderate income homebuyers.
	Location Description	City-wide
	Planned Activities	The City will make funding available for to support the provision of affordable housing initiatives with HOME Program funds through rent subsidy programs and housing development.
7	**Project Name**	**Public Facility Improvements in Low Mod Areas**
	Target Area	Citywide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	$551,275
	Description	Funds to provide improvements to public facilities in income-eligible areas.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	900
	Location Description	Citywide
	Planned Activities	The City will use CDBG funding for eligible public infrastructure projects, including but not limited to parks, community facilities, health facilities, recreation facilities, and bus shelter projects.
8	**Project Name**	**Affirmatively Furthering Fair Housing Activities**
	Target Area	Citywide
	Goals Supported	Affirmatively Furthering Fair Housing

	Needs Addressed	Affirmatively Furthering Fair Housing
	Funding	$20,000
	Description	Funds to provide fair housing activities for low-income families.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	100
	Location Description	Citywide
	Planned Activities	The City will use CDBG funding for eligible fair housing projects.
9	**Project Name**	**Code Enforcement in Low Income Areas**
	Target Area	Citywide
	Goals Supported	Code Enforcement
	Needs Addressed	Access to Affordable Housing
	Funding	$50,000
	Description	Funds to provide economic development activities for low-income families.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	Citywide
	Planned Activities	The City will use CDBG funding for eligible economic development projects.

AP-50 Geographic Distribution – 91.220(f)

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

Federal CDBG funds are intended to provide households with low and moderate income (LMI) levels with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

Table 62 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Activities requiring low mod area benefit are allocated accordingly.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	85
Special-Needs	0
Total	**55**

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	40
The Production of New Units	5
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	**75**

Table 57 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Public housing serves as a crucial component of the social safety net, providing affordable living solutions for individuals and families who may struggle to secure stable and adequate housing. Its significance lies in its ability to address housing insecurity, reduce poverty levels, and promote stability within communities. The Compton Housing Authority (CHA) serves as the public entity tasked with the administration and oversight of affordable housing initiatives and services in Compton, California. Its primary objective is to ensure that low-income residents have access to safe, decent, and affordable housing, while also working to enhance the overall living conditions within the community. In line with the functions of other public housing authorities (PHAs), the CHA manages federal programs, including the Housing Choice Voucher Program (Section 8) in addition to pursuing various housing projects aimed at meeting the specific needs of the local population. A significant initiative under the CHA is the Housing Choice Voucher Program (Section 8), a federal program designed to assist low-income families, seniors, and disabled individuals in securing rental housing within the private market. Additionally, the CHA is committed to the development of new affordable housing options and the preservation of existing units in Compton, often collaborating with developers and nonprofit organizations to construct or renovate affordable rental properties for low- and moderate-income households.

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

The Compton Housing Authority does not own or operate public housing units. The City of Compton will continue to work with and support the efforts of the Los Angeles County Development Authority to address the public housing needs of the residents of Compton.

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

The City of Compton will continue to support and promote homeownership by providing resources to residents on homeownership counseling and education classes which can help residents understand the steps and responsibilities involved in purchasing a home. The city also collaborates with local nonprofits and provides financial assistance through the HOME program that supports residents in transitioning from renters to homeowners.

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

Not applicable; neither the Compton Housing Authority nor the Los Angeles County Development Authority are designated as troubled.

Discussion

Not Applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The AP-65 Homeless and Other Special Needs Activities section of Compton's Annual Action Plan outlines strategies to address homelessness and support individuals with special needs through coordinated efforts with the Los Angeles Homeless Services Authority (LAHSA), which leads the regional Continuum of Care. While the City of Compton does not directly receive Emergency Solutions Grant (ESG) funds, it collaborates with LAHSA and local service providers to ensure residents have access to essential homelessness services funded at the county level.

The City prioritizes outreach and assessment programs—delivered through partners like HOPICS and Volunteers of America—to engage unsheltered individuals, conduct needs assessments, and connect them to appropriate services through the Coordinated Entry System (CES). These outreach efforts are designed to identify individuals and families experiencing homelessness and facilitate rapid access to shelter, housing, and supportive services.

Compton continues to support the expansion of interim housing and emergency shelter options for residents in need of safe, immediate accommodations. Although shelter capacity within the city is limited, residents benefit from regional placements and services coordinated through LAHSA. Additionally, the City supports efforts to increase the availability of permanent supportive housing for chronically homeless individuals and families, including those with co-occurring mental health or substance use conditions.

To promote long-term housing stability and self-sufficiency, the City encourages the integration of wraparound services, such as mental health care, substance use treatment, legal aid, and employment readiness. These services are critical for addressing the complex needs of homeless and special needs populations and are typically delivered by regional partners funded through LAHSA and other state and federal sources.

Compton's strategy is rooted in collaboration, data-informed planning, and advocacy to ensure that residents facing housing instability are included in broader efforts to reduce homelessness across Los Angeles County.

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 Compton's one-year goals for reducing and ending homelessness prioritize proactive outreach and comprehensive needs assessment for individuals experiencing homelessness, particularly those who are unsheltered. In collaboration with the Los Angeles Homeless Services Authority (LAHSA) and local service providers such as

HOPICS and Volunteers of America, the City aims to connect individuals living on the streets, in encampments, or in vehicles to supportive services and housing resources through the Coordinated Entry System (CES).

Outreach teams will continue conducting direct engagement throughout high-need areas of the city, using standardized assessments to evaluate housing status, health conditions, and other critical needs. These assessments help prioritize individuals for housing placements based on vulnerability, chronicity of homelessness, and other risk factors. Special focus is placed on identifying and engaging chronically homeless individuals, families with children, unaccompanied youth, and persons with disabilities.

In the upcoming year, the City will also support outreach events and collaboration with regional partners to improve identification of individuals who may not access traditional service sites. Outreach efforts will include the distribution of hygiene kits, resource guides, and direct referrals to shelters, mental health care, and substance use services. These actions aim to build trust with unsheltered individuals, reduce barriers to services, and ensure timely, equitable access to housing and support across the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Compton's one-year goals for reducing and ending homelessness include addressing the urgent need for emergency shelter and transitional housing for individuals and families experiencing homelessness. Although Compton does not operate its own emergency shelters, the City collaborates closely with the Los Angeles Homeless Services Authority (LAHSA) and regional partners to ensure residents have access to available shelter beds and services within the broader Los Angeles County Continuum of Care.

In the upcoming program year, Compton will support efforts to expand access to interim housing solutions by working with local organizations such as HOPICS and Volunteers of America to connect homeless individuals to shelters, safe parking programs, and transitional housing placements. These services are accessed through the Coordinated Entry System (CES), which prioritizes individuals based on need and vulnerability.

The City also supports long-term strategies such as Project Homekey, which transforms underutilized motels and properties into supportive housing. A notable example is the Willow Tree project in Compton, which provides permanent supportive housing units with on-site services for formerly homeless residents. While focused on permanent solutions, these developments alleviate pressure on emergency and transitional housing systems by creating more exit opportunities from short-term shelter.

To ensure effective service delivery, the City will continue partnering with LAHSA to improve data sharing, monitor shelter utilization, and advocate for additional funding to support shelter operations, staffing, and supportive services that help individuals transition from temporary accommodations to stable, long-term 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

The City of Compton's one-year goals for helping homeless individuals and families transition to permanent housing and independent living focus on reducing the duration of homelessness, improving access to affordable housing, and implementing strategies to prevent returns to homelessness. These efforts are coordinated through the Los Angeles Continuum of Care and local service providers, including HOPICS, Volunteers of America, and the Los Angeles Homeless Services Authority (LAHSA).

To shorten the time individuals and families remain homeless, the City supports the use of the Coordinated Entry System (CES), which matches individuals—especially those who are chronically homeless, families with children, veterans, and unaccompanied youth—with appropriate housing interventions based on need and availability. Housing navigation, case management, and documentation assistance are provided to accelerate placement into housing.

The City also promotes access to affordable housing through partnerships with housing developers, the Compton Housing Authority, and permanent supportive housing projects such as Willow Tree in Compton. These programs offer long-term housing stability for residents with high service needs by combining rental subsidies with wraparound support, including mental health care, substance use counseling, life skills training, and employment services.

To prevent individuals and families from returning to homelessness, Compton supports ongoing case management, legal aid, landlord mediation, and referrals to workforce development and benefit programs. Additionally, housing retention services help newly housed individuals maintain stability, with targeted follow-up for those at risk of housing loss due to income disruption or other crises.

Through these coordinated efforts, the City aims to support long-term housing success for formerly homeless residents and build a more effective local response to homelessness.

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

The City of Compton's one-year goals for preventing homelessness focus on helping low-income and extremely low-income individuals and families maintain stable housing—especially those at highest risk of housing loss, including individuals being discharged from publicly funded institutions and systems of care. The City works in collaboration with the Los Angeles Homeless Services Authority (LAHSA), county departments, and local service providers to implement early intervention strategies that reduce the inflow into homelessness.

Key actions include supporting programs that offer short-term rental assistance, utility payment support, and eviction prevention services, particularly for households experiencing a temporary financial crisis. These services are prioritized for extremely low-income residents and those exiting institutions such as hospitals, behavioral health facilities, foster care, or the justice system. Through partnerships with organizations like HOPICS and Volunteers of America, individuals discharged from these systems are connected to housing navigation, case management, and benefit enrollment to help stabilize their living situations.

In addition, Compton supports referral systems and case coordination with agencies that provide services in health care, mental health, youth development, education, and workforce training. By collaborating with providers already serving at-risk populations, the City helps identify individuals facing housing instability early and ensures they are linked to available resources.

The City also supports community-based outreach, legal aid, and financial literacy programs that empower vulnerable households to remain housed. These efforts aim to break the cycle of homelessness by addressing root causes and strengthening support networks before a housing crisis escalates.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

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

Barriers to affordable housing in Compton refer to structural, regulatory, and economic challenges that limit the ability of low- and moderate-income households to access or retain safe, affordable, and quality housing. These barriers include restrictive land use policies, outdated zoning ordinances, building codes, development fees, and market conditions that reduce the financial feasibility of constructing or maintaining affordable housing. While the City's most recent Analysis of Impediments to Fair Housing Choice did not identify institutional policies that explicitly obstruct housing development, it highlighted an ongoing need for more affordable housing and improvements to ensure equitable access.

Planned Actions to Remove or Ameliorate Barriers

Compton is committed to addressing these challenges through a coordinated, multi-pronged strategy that supports both housing production and access:

Increasing Housing Supply
The City will support the development of new affordable housing units by partnering with non-profit and private developers, identifying underutilized sites, and pursuing state and federal funding opportunities. Efforts will focus on both rental and homeownership options for low- and moderate-income households.

Enhancing Housing Affordability
Compton will work to reduce the financial burden on cost-burdened renters and homeowners by promoting down payment assistance, rental subsidies, and housing counseling programs. The City will also explore development incentives and fee reductions for affordable housing projects.

Improving Housing Quality
Preserving and rehabilitating existing affordable housing is a priority. The City plans to expand programs that assist low-income homeowners with repairs and code compliance, while also enforcing health and safety standards to maintain housing stock.

Reviewing and Addressing Zoning and Land Use Barriers
The City will review its zoning and land use policies to identify outdated or restrictive regulations that may limit the development of multifamily or mixed-income housing.

Updates may include increasing allowable densities, streamlining approval processes, and supporting infill development.

Supporting Economic Stability
Recognizing the link between housing stability and economic opportunity, Compton will invest in programs that support job training, small business development, and access to financial resources. These efforts help families build income security and reduce their risk of housing instability.

Fostering Community Engagement
The City will continue to engage with residents, developers, advocates, and local organizations to ensure that housing strategies reflect community needs and promote inclusive development. Outreach will focus on increasing public awareness of fair housing rights and available resources.

By implementing these strategies, Compton aims to expand access to affordable housing, eliminate unnecessary regulatory barriers, and foster a housing market that is responsive to the needs of its diverse and growing population. These actions support the City's broader goals of equity, sustainability, and community resilience.

AP-85 Other Actions – 91.220(k)

Introduction:

This section describes the City's planned actions to carry out the following strategies outlined in the Strategic Plan: 1) address obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) reduce lead-based paint hazards, 4) reduce the number of poverty level families, 5) develop institutional structure, and 6) enhance coordination.

Actions planned to address obstacles to meeting underserved needs

Overcoming the primary challenge of meeting underserved needs relies on securing adequate resources, encompassing both financial support and sufficient staffing. The City remains steadfast in its commitment to collaborate closely with human and social service agencies, as well as the Continuum of Care, to identify and guide potential resources for addressing the diverse service needs of city residents. Lack of financial resources hinders the implementation of essential programs and services that are critical for supporting vulnerable populations and addressing systemic inequalities, ultimately delaying progress and exacerbating hardships in these communities.

Actions planned to foster and maintain affordable housing

During the upcoming Consolidated Plan period the City will continue to allocate resources to support housing opportunity initiatives which is directly managed by the grants Management Department.

The City adheres to HUD regulations on lead-based paint, ensuring that applicants are informed about lead requirements, conducting lead screenings, mandating certified workers for abatement, and performing clearance testing on HUD-funded housing projects. During project application reviews, lead-based paint hazards are assessed, and if identified in selected projects, sponsors must follow federal regulations to mitigate these hazards effectively.

Actions planned to reduce the number of poverty-level families

The City is committed to combating poverty by directing federal resources toward local organizations focused on homelessness assistance and prevention, aiming to effectively meet the needs of families living at or below the poverty line. This strategic support will enhance existing programs, foster collaborative efforts, and ultimately help lift families out of poverty while promoting long-term stability and self-sufficiency.

Actions planned to develop institutional structure

To effectively address the challenges faced by underserved populations, the City is

committed to fostering collaborative partnerships that leverage resources and expertise, despite financial constraints. By engaging with local organizations and stakeholders, the City aims to enhance support for low-income individuals, the homeless, and those with special needs, working towards innovative solutions that maximize impact even in the face of reduced funding.

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

The City is committed to ongoing coordination and collaboration with social service providers and the Compton Housing Authority to enhance housing options, promote economic development, and support community development initiatives, ensuring comprehensive services that address the needs of residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

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.

Description	Amount
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 Total Program Income	$0

Appendix - Alternate/Local Data Sources

1	**Data Source Name** HACoLA Data
	List the name of the organization or individual who originated the data set. Housing Authority of the County of Los Angeles
	Provide a brief summary of the data set. Public Housing Data supplied for the City of Compton
	What was the purpose for developing this data set? More specific data for the City vs. County area
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Concentrated data for the City of Compton
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019-2020
	What is the status of the data set (complete, in progress, or planned)? Complete
2	**Data Source Name** Homeless Point-In-Time Count & Survey Report
	List the name of the organization or individual who originated the data set. Los Angeles Homeless Services Authority (LAHSA)
	Provide a brief summary of the data set. The data provides the sheltered and unsheltered count of homeless people in Los Angeles County by Service Provision Area (SPA).
	What was the purpose for developing this data set? The data originated from the Homeless Point-In-Time Count, a congressionally-mandated action for all communities that receive U.S. Department of Housing and Urban Development (HUD) funding for homeless programs.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Countywide.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? January 2019.

	What is the status of the data set (complete, in progress, or planned)? Complete.
3	**Data Source Name** Vacant Unit Registration Compton Building Dept.
	List the name of the organization or individual who originated the data set. City of Compton Building and Safety Department
	Provide a brief summary of the data set. Excel Spreadsheet of registered vacant or abandoned properties
	What was the purpose for developing this data set? Address City Needs and the Housing Market Analysis of the Consolidated Plan
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Limited data may be more vacant units that are not registered
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 05/23/2018-03/26/2020
	What is the status of the data set (complete, in progress, or planned)? Complete for last 3 years, but collected on an ongoing basis
4	**Data Source Name** USC Price Center for Social Innovation
	List the name of the organization or individual who originated the data set. USC Price Center for Social Innovation https://ladata.myneighborhooddata.org
	Provide a brief summary of the data set. Analyzed United States Postal Data of mail that is not being picked up at locations appearing to be vacant
	What was the purpose for developing this data set? To determine the number of vacant and/or abandoned units in the City
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Does not account for vacancies where mail is being collected by the owner
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2018 most current on the website

	What is the status of the data set (complete, in progress, or planned)? Complete

June 24, 2025

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO ENTER IN TO A RIGHT-OF-WAY USE AGREEMENT WITH THE GATEWAY COUNCIL OF GOVERNMENTS FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE GATEWAY CITIES REGIONAL FIBER OPTIC NETWORK WITHIN THE CITY'S BOUNDARIES, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RIGHT-OF-WAY AGREEMENT, AND THE CITY MANAGER OR DESIGNEE TO ADMINISTER THE AGREEMENT, INCLUDING APPROVING FINALIZED PLANS AND ANY OTHER ACTIONS IN CONNECTION WITH THE AGREEMENT**

SUMMARY

The Gateway Cities Council of Governments (GCCOG) has pursued a $46.1 million grant from the California Public Utilities Commission (CPUC) and entered into a Joint Build Agreement with the California Department of Technology (CDT) to design and construct the Gateway Cities Regional Fiber Optic Network (Network) for a total of $103 million, for the purpose of furthering digital equity and expanding connectivity, competition, affordability, and access in the Gateway region. The Gateway Cities Regional Fiber Network will connect 24 Gateway City Halls with very high-speed fiber optic cable from two directions for redundancy at no cost to Cities. Compton is the first city to begin the installation.

BACKGROUND

Private companies have traditionally been responsible for deploying the infrastructure required to provide Internet access to communities; however, they have not consistently invested in the infrastructure to deliver high-speed broadband via a fiber network. In an effort to satisfy this unserved need, local governments have actively analyzed the benefit of investing in fiber network infrastructures to facilitate broadband service.

One of the benefits of investing in a broadband infrastructure is closing the digital divide and enhanced economic development by supplying high-speed Internet access to residents and businesses. Additionally, businesses that require extensive bandwidths for conducting business are able to capitalize on the community's infrastructure investment. As a part of its membership in the GCCOG, the City has engaged in the development of the Network, which is being designed to deliver high-speed broadband to the city halls of participating cities and create an opportunity for greater broadband connectivity for residents and businesses in those cities.

City Benefits Include:

- Free fiber optic connection from City Hall to State Middle Mile Network.
- Two fiber optic strands provided for City use; option to connect additional facilities or buildings (municipal/public, industrial, commercial, and/or residential).
- Networked with 23 other Gateway Cities for Smart City collaboration and IT cost sharing.
- New Internet Service Provider to operate and maintain this network in the region can increase competition and drive down costs for residents and businesses.

DISCUSSION

The Network is being designed to establish 885,444 feet of new fiber optic backbone cable throughout the Gateway region and interconnect with sections of the Statewide Middle Mile Backbone Network (MMBN). Additionally, the Network is being designed to deliver quality scalable broadband to 4,254 unserved locations as determined by CPUC standards.

The current design includes 489,046 feet of underground fiber and 184,402 feet of aerial fiber, upsizing of existing fiber plant. It will also utilize existing partner fiber network. The underground routes for the fiber will be placed within existing rights-of-way while all aerial routes will be attached to pre-existing poles. The fiber routes will ensure redundancy and future capacity with construction of new and existing conduit within previously disturbed rights-of-way within a 288 strand of fiber cable.

The attached Right-of-Way Use Agreement between the City and the GCCOG will allow the City to utilize the Network by granting the GCCOG access to and encroachment of the City's rights-of-way in perpetuity for the purpose of installing, operating, and maintaining the Network. Exhibit A to the Agreement shows the current network design within the boundary of the City, and Exhibit B shows the current entire Network design.

The Agreement will grant the City the right to use two (2) strands of dark fiber for municipal purposes (City Strands). The CGCOG will maintain the City Strands for the useful life of the asset. However, the City will be responsible for any required electronics, connections, improvements and equipment required to utilize the City Strands. The City will not have the right to transfer or assign the use of the City Strands.

The Network design as depicted in Exhibits A and B of the Agreement may change due to factors unforeseen before and even during construction, which is common for a project of this magnitude. The GCCOG will work with City staff throughout the construction of the Network within the City's boundaries and will provide to the City as-built maps within sixty (60) days of completion of construction and final inspections.

CEQA Analysis

The GCCOG as the lead agency for the project has determined that the project is categorically exempt from CEQA pursuant to Public Resources Code § 21080.51 and CEQA Guidelines Sections 15301, 15302, 15303, and 15304 because the project consists of linear broadband deployment in a right-of-way by a public entity and meets the requirements of subsection (a) of Public Resources Code § 20180.51. Construction of the project will occur within existing trenches and/or previously disturbed areas and require minor trenching and backfilling. Installation will take place within city rights-of-way which are currently occupied with existing utilities, including fiber network lines with no expected expansion of physical footprint. The Network consists of underground and aerial fiber infrastructure and any small structures will be buried underground. Any above-ground fibers will be placed on existing utility poles.

RECOMMENDATION

Staff recommends that the City Council:

(1) Approve the Right-of-Way (ROW) Use Agreement between the City and the Gateway Cities Council of Governments for the installation, maintenance, and operation of the Gateway Cities Regional Fiber Optic Network on the City's rights-of-way; and

(2) Authorize the City Manager to execute the Right-of-Way (ROW) Use Agreement and the City Manager or designee to administer the Agreement, including approving finalized plans and any other actions in connection with the Agreement.

FISCAL IMPACT

The Gateway Cities Regional Fiber Network will connect 24 Gateway City Halls with very high-speed fiber optic cable from two directions for redundancy at no cost to Cities. No rent or license fee shall be payable to GCCOG from City for City's use of the City Strands. GCCOG, at no cost to City, shall maintain the City Strands for the useful life of the asset, and City shall provide at City's cost, all electronics, connections, and other improvements and equipment needed to utilize the City Strands.

ATTACHMENT

ROW Use Agreement with Exhibits A (City Route Design) and B (GCRFON Design)

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO ENTER IN TO A RIGHT-OF-WAY USE AGREEMENT WITH THE GATEWAY COUNCIL OF GOVERNMENTS FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE GATEWAY CITIES REGIONAL FIBER OPTIC NETWORK WITHIN THE CITY'S BOUNDARIES, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE RIGHT-OF-WAY AGREEMENT, AND THE CITY MANAGER OR DESIGNEE TO ADMINISTER THE AGREEMENT, INCLUDING APPROVING FINALIZED PLANS AND ANY OTHER ACTIONS IN CONNECTION WITH THE AGREEMENT

WHEREAS, GCCOG has entered into a Joint Build Agreement with the California Department of Technology ("CDT") and has been awarded a grant by the California Public Utilities Commission ("CPUC") to design and construct the Gateway Cities Regional Fiber Optic Network ("GCRFON"), for the purpose of furthering digital equity and expanding connectivity, competition, affordability, and access for its participating member cities; and

WHEREAS, City desires to participate in the GCRFON project and grant GCCOG the right to use certain portions of its public rights-of-way ("ROW") for the purpose of installing, maintaining, and operating the GCRFON, as more fully set forth herein; and

WHEREAS, the City Council determines that participating in the GCRFON project serves the public interest, is beneficial for the broadband connectivity of City facilities, and creates an opportunity for greater broadband connectivity for its residents and businesses; and

WHEREAS, the City Council desires to approve the ROW use Agreement between the City and Gateway Cities Council of Governments for the installation, maintenance, and operation of the Gateway Cities Regional Fiber Optic Network on the City's rights-of way; and

WHEREAS, the Agreement will grant the City the right to use two (2) strands of dark fiber for municipal purposed (City Strands). The CGCOG will maintain the City Stands for the useful life of the asset. However, the City will be responsible for any required electronics, connections, improvements and equipment required to utilize the City Strands.

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

SECTION 1. That the City Manager is hereby authorized to execute the ROW Use Agreement and the City Manager, or his designee, to administer the Agreement, including approving finalized plans and any other actions in connection with the Agreement.

SECTION 2. The Gateway Cities Regional Fiber Network will connect 24 Gateway City Halls with very high-speed fiber optic cable from two directions for redundancy at no cost to Cities.

SECTION 3. No rent or license fee shall be payable to GCCOG from City for City's use of the City Strands. GCCOG, at no cost to City, shall maintain the City Strands for the useful life of the asset, and City shall provide at City's cost, all electronics, connections, and other improvements and equipment needed to utilize the City Strands.

SECTION 4. That a duly copy of the Resolution shall be filed with the offices of the City Manager, City Clerk, City Attorney, and City Controller.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS -
NOES: COUNCILMEMBERS -
ABSTAIN: COUNCILMEMBERS -
ABSENT: COUNCILMEMBERS -

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

RIGHT-OF-WAY USE AGREEMENT
BETWEEN THE CITY OF COMPTON
AND THE GATEWAY CITIES COUNCIL OF GOVERNMENTS
FOR THE GATEWAY CITIES REGIONAL FIBER OPTIC NETWORK

This Right-of-Way Use Agreement ("Agreement") is made by and between the City of Compton ("City") and the Gateway Cities Council of Governments ("GCCOG"). City and GCCOG are each a "Party" and collectively known as the "Parties."

RECITALS

A. GCCOG has entered into a Joint Build Agreement with the California Department of Technology ("CDT") and has been awarded a grant by the California Public Utilities Commission ("CPUC") to design and construct the Gateway Cities Regional Fiber Optic Network ("GCRFON"), for the purpose of furthering digital equity and expanding connectivity, competition, affordability, and access for its participating member cities.

B. City desires to participate in the GCRFON project and grant GCCOG the right to use certain portions of its public rights-of-way ("ROW") for the purpose of installing, maintaining, and operating the GCRFON, as more fully set forth herein.

C. The City Council determines that participating in the GCRFON project serves the public interest, is beneficial for the broadband connectivity of City facilities, and creates an opportunity for greater broadband connectivity for its residents and businesses.

NOW, THEREFORE, in consideration of the mutual promises and agreements hereinafter contained, the Parties agree as follows:

1. GCCOG AUTHORIZATION TO ENCROACH UPON CITY PUBLIC RIGHTS-OF-WAY

A. Authorization. City hereby grants GCCOG a license to encroach under, on, and along its ROW for the purpose of the installation, maintenance, and operation of the GCRFON upon various portions of City ROW, as more specifically depicted in Exhibit A attached hereto and incorporated herein, as may be modified or changed in the final design. GCCOG shall not be required to pay any fees or to obtain any other license or permit from City for the purpose of installing, maintaining, and/or operating the GCRFON.

B. Term. This license is granted in perpetuity.

C. City's Use of the GCRFON. City shall have the right to utilize two (2) strands of dark fiber, for non-commercial purposes, along the path preliminarily identified in Exhibit B attached hereto and incorporated herein, as may be modified or changed in the final design ("City Strands"). No rent or license fee shall be payable to GCCOG from City for City's use of the City Strands. GCCOG, at no cost to City, shall maintain the City Strands for the useful life of the asset, and City shall provide at City's cost, all electronics,

connections, and other improvements and equipment needed to utilize the City Strands. City shall not have the right to transfer or assign the use of the City Strands.

2. GCCOG'S RESPONSIBILITIES

A. Construction. GCCOG shall communicate and coordinate with City staff regarding the design and construction of the GCRFON. GCCOG shall provide to City staff completed engineering plans, traffic control plans, dates and schedules for construction activities, and other construction details as may arise. GCCOG shall provide City with as-built maps within sixty (60) days of completion of construction and final inspections.

B. Damage to Property. GCCOG shall assume all responsibility for all damage to property (including the GCRFON) that may arise from or be caused by GCCOG's performance under this Agreement or by the performance of any other party which GCCOG directly or indirectly employs to perform under this Agreement. Any damage to any property or public right-of-way resulting from the installation, maintenance, and operation of the GCRFON by GCCOG shall be caused to be repaired by GCCOG at no expense to City and to the reasonable satisfaction of City.

C. Relocation. GCCOG shall remove or relocate, at City's cost and/or expense, the GCRFON, or any part of it, if and when made necessary by either the installation, abandonment, change of grade, alignment or width of any street, sidewalk or other public facility or the construction, maintenance or operation of any City or other public agency underground or aboveground facilities (including, by way of example and not limitation, any sewer, storm drain, conduits, gas, water, electric or other utility systems or pipes), provided that City or other public agency is acting in its governmental capacity. In the event all or any portion of any ROW occupied by GCRFON is needed by City or other public agency for a governmental purpose or in the event the existence of GCRFON or any part of it shall be considered detrimental to the public health, safety, welfare, or convenience or to governmental activities including, but not limited to, interference with City or other public agency construction projects, or is in conflict vertically and/or horizontally with any proposed City or other public agency installation, GCCOG shall remove and relocate GCCOG Fiber Network or the involved part of it, at City's or other public agency's cost and/or expense, to such other location or locations in the public rights-of-way as may be designated by City or other public agency. City or other public agency must provide written notice to GCCOG at least one hundred eighty (180) days in advance of the need for such removal or relocation.

D. Dig Alerts. GCCOG shall become a member of the Underground Service Alert of Southern California ("DigAlert") and agrees to maintain and keep current its membership in DigAlert throughout the term of this Agreement, and to comply with applicable noticing and other requirements.

3. CITY RESPONSIBILITIES

To facilitate GCCOG's buildout of the GCRFON with minimal disruption to the general

public, City agrees, to the best of its ability during the construction period, to cooperate with GCCOG to coordinate the design and construction of the GCRFON, including, but not limited to, traffic management and notices to residents and businesses. City shall designate a point-of-contact for communications with GCCOG for GCRFON-related activities. The City Manager or designee shall have the authority to issue any needed approvals on behalf of City regarding the GCRFON.

4. OTHER TERMS

A. Responsibility for Costs. Except as specified otherwise herein, each Party will be responsible for and bear its own costs and expenses incurred at any time in connection with the performance of its responsibilities under this Agreement.

B. Dispute Resolution.

i. If a dispute arises between the parties relating to this Agreement, the Parties agree to use the following procedure prior to resorting to judicial relief by a court of competent jurisdiction: A meeting shall be held promptly between the Parties, attended by individuals with decision-making authority regarding the dispute, to attempt in good faith to negotiate a resolution of the dispute. If, within thirty (30) days after such meeting, the Parties have not succeeded in negotiating a resolution of the dispute, they agree to submit the dispute to mediation in accordance with and pursuant to the rules of Judicial Arbitration and Mediation Services ("JAMS"), as amended or as augmented in this Agreement. Each Party shall pay their own costs of mediation. The Parties shall jointly appoint a mutually acceptable mediator, seeking assistance in such regard from the JAMS if they have been unable to agree upon such appointment within twenty (20) days from the conclusion of the negotiation period. The Parties agree to participate in good faith in the mediation and negotiations related thereto for a period of thirty (30) days.

ii. If the Parties are not successful in resolving the dispute through mediation as described above, the Parties may pursue any remedy at law or in equity by a court of competent jurisdiction.

iii. Notwithstanding the provisions of this subsection, either Party shall be entitled to seek declaratory and injunctive relief in any court of competent jurisdiction to enforce the terms of this Agreement or to enjoin the other Party from an asserted breach thereof on a showing that the moving Party would otherwise suffer irreparable harm.

C. Indemnity and Defense.

i. GCCOG shall defend, indemnify, and hold City, its elected officials, officers, agents, employees, and volunteers, harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of GCCOG, its

officers, agents, or employees.

ii. City shall defend, indemnify and hold GCCOG, its officers, employees, and agents harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising out of the performance of this Agreement, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of City, its officers, agents, employees.

D. Notices. All notices required or provided for under this Agreement shall be in writing, delivered in person or by certified mail, return receipt requested, addressed to the parties as indicated, below. Any notice so delivered shall be effective on the date of its delivery. Any party may change its address for notice by giving ten (10) days' notice of such change in the manner provided for in this paragraph. Notices may be served as follows:

To City: City of Compton
205 S Willowbrook Ave.
Compton, CA 90220
Attention: City Manager

To GCCOG: Gateway Cities Council of Governments
16401 Paramount Blvd
Paramount, CA 90723
Attention: Executive Director

E. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of California. Any dispute or controversy arising under or related in any way to this Agreement shall be adjudicated by a state court of competent jurisdiction located in Los Angeles County, California.

F. Prevailing Party. If any legal action is necessary to enforce any provision hereof or for damages by reason of an alleged breach of any provisions of this Agreement, the prevailing Party shall be entitled to receive from the losing party reasonable costs and expenses in such amount as the court or arbitrator may adjudge to be reasonable attorney's fees and costs incurred by the prevailing Party in such action or proceeding.

G. Assignment. GCCOG may sell, assign, transfer or lease any interest in those portions of the GCCOG Fiber Network within the City or assign or transfer any of its rights or obligations in this Agreement with prior written notice to City.

H. No Waiver. A waiver by either Party of any breach of any term, covenant or condition contained in this Agreement shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition contained in this agreement, whether of the same or different character.

I. **Severability.** If any part of this Agreement is held invalid, the remaining terms and conditions shall not be affected unless their enforcement under the circumstances would be unreasonable, inequitable, or otherwise frustrate the purposes of this Agreement.

J. **Independent Contractor.** The Parties are independent entities and are not to be, and shall not be, construed as joint venturers, partners, employer/employee, or agents one of the other, and neither shall have the power to bind or obligate the other except as set forth in this Agreement.

K. **Construction.** The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the Parties and in accordance with its fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any Party by virtue of the authorship of any of the provisions of this Agreement.

L. **Captions.** The captions herein are for convenience and references only and are not a part of this Agreement and do not in any way limit, define or amplify the terms and provisions hereof.

M. **Entire Agreement.** This Agreement, including Exhibits A and B attached hereto, constitutes the entire agreement between the Parties and supersedes any previous oral or written agreements with respect to the subject of this Agreement. No amendment or modification to the Agreement shall be valid and binding unless in writing and signed by authorized representatives of the Parties.

N. **Authority to Execute this Agreement.** Each person executing this Agreement on behalf of a Party warrants and represents that they have the authority to execute this Agreement on behalf of that Party and the authority to bind that Party to the provisions of this Agreement.

O. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the authorized representatives of the Parties have caused this Agreement to be executed as of the date of the last signature below.

[SIGNATURE PAGE FOLLOWS]

CITY OF COMPTON

By: _____
Emma Sharif, Mayor
Date: _____

CITY OF COMPTON LEGAL

By: _____
Merle Greene, III
Deputy City Attorney
Date: _____

GATEWAY CITIES COUNCIL OF GOVERNMENTS

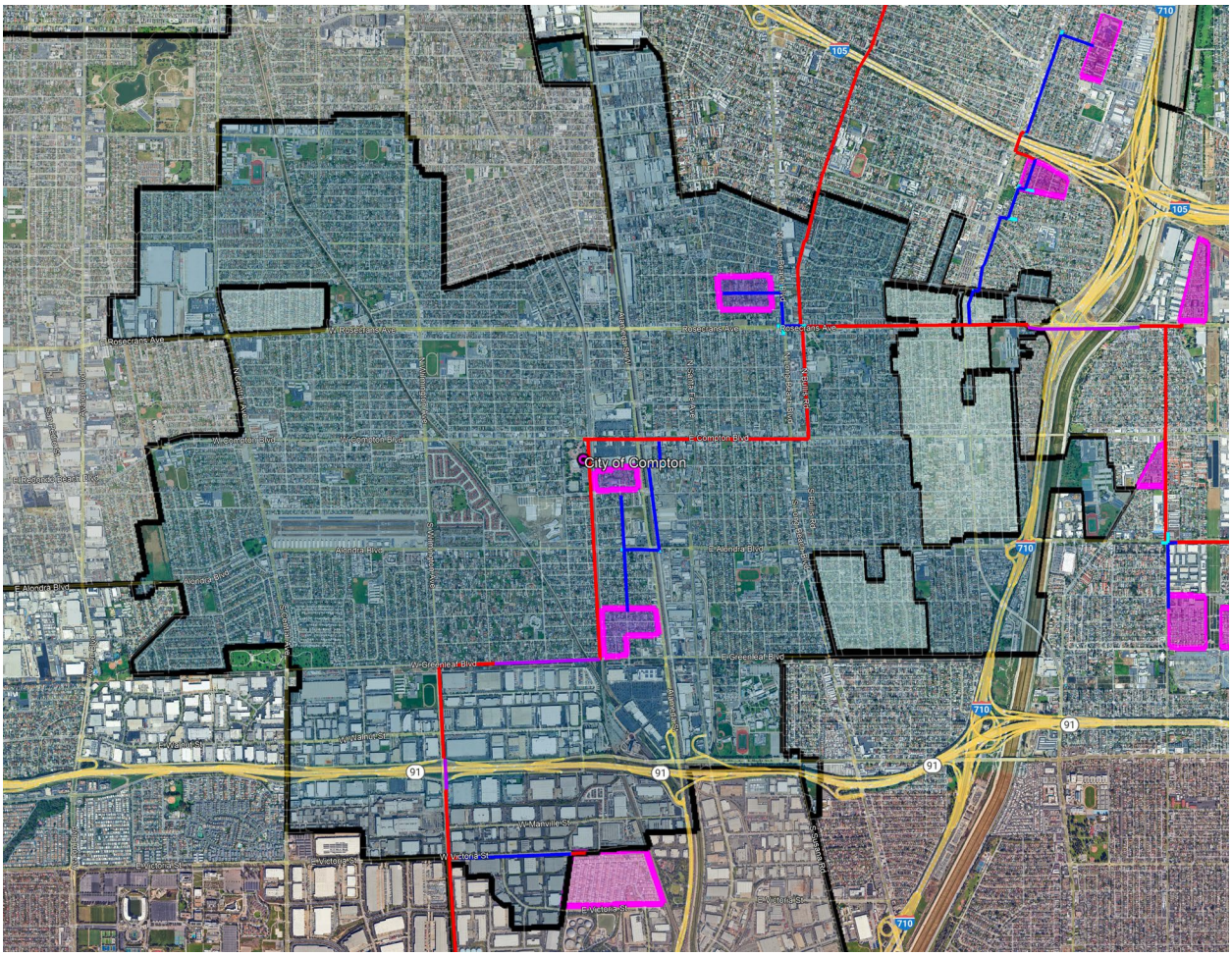
By: _____
Hector De La Torre,
Executive Director
Date: _____

ATTESTATION

By: _____
Satra Zurita, City Clerk
Date: _____

EXHIBIT A

City Route Design



Route Description Based on Current Design

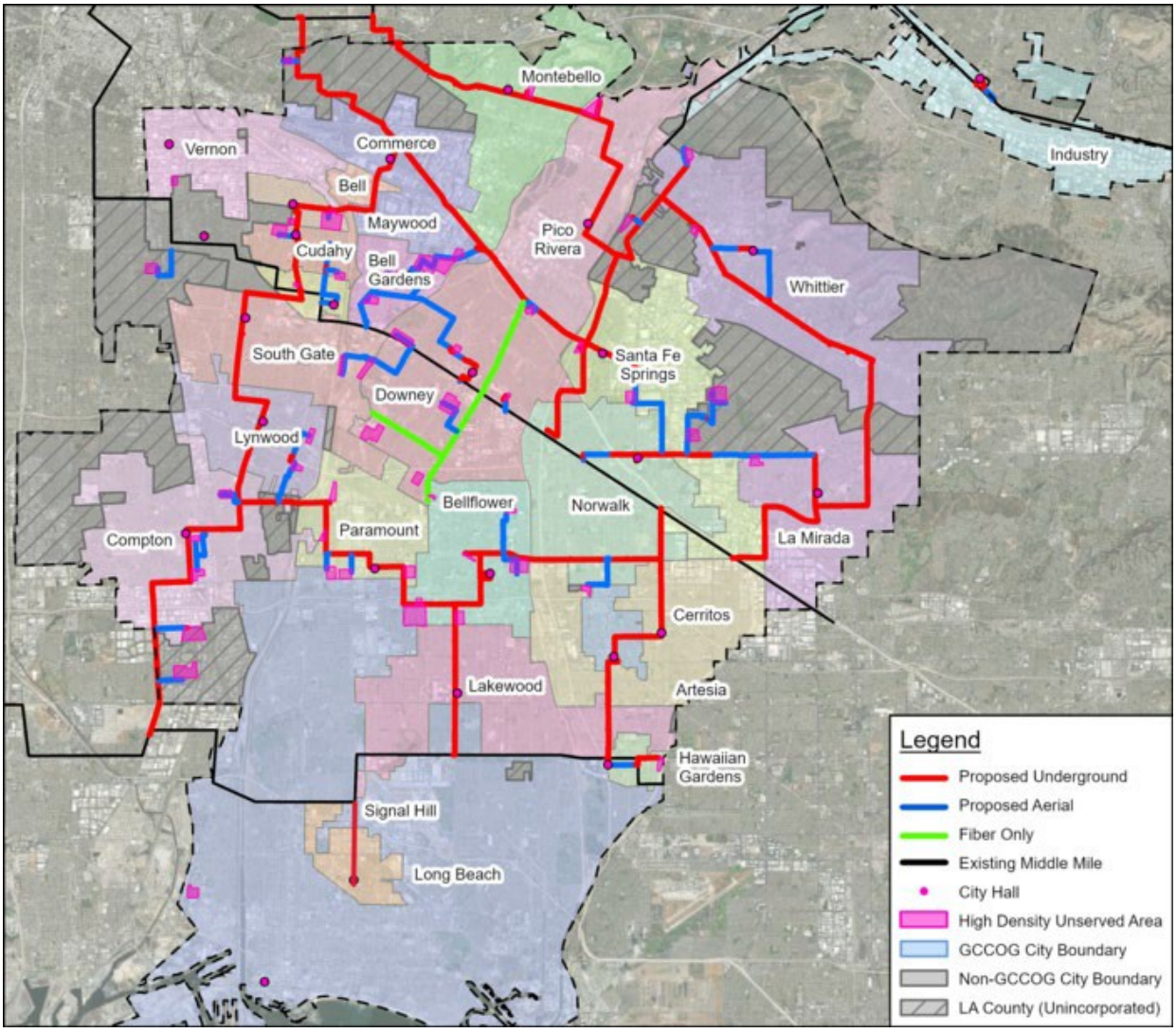
Underground in Compton begins at E. Victoria Street, in front of ALG Worldwide Logistics Los Angeles. It follows E. Victoria Street for .40 miles, until reaching W. Victoria Street. The route then switches to aerial, running .22 miles West. Underground picks up for 65 feet until it reaches S. Wilmington Avenue. Underground continues .90 miles North along S. Wilmington Avenue, crossing the Gardena Freeway (SR-91) and under W. Greenleaf Boulevard. It continues for .74 miles East, along W. Greenleaf Boulevard until reaching S. Willowbrook Avenue. Underground runs North 1.35 miles, along S. Willowbrook Avenue and across W. Elm Street. Continuing East for .18 miles, underground crosses over E. Elm Street 86.5 feet then continues East .72 miles, crossing N. Crane Avenue. It then runs North .19 miles across Rosecrans Avenue, adding aerial which runs .02 miles East before individually running .16 miles North, across E. Peck Street. Ariel cuts diagonally 54 feet southwest, back across E. Peck Street. For .27 miles West, Ariel

continues.

Underground continues East at the Rosecrans Ave and N. Long Beach intersection for about .08 miles. It then continues in two directions: 1) North along the western side of N. Bullis Road for .25 miles before crossing 184 feet over N. Bullis Road then continuing .38 miles North 2) East .85 miles across S. Lime Avenue, cutting South 60 feet under Rosecrans Avenue then .30 miles East. At the Rosecrans Avenue and S. Gibson Avenue intersection, there is about 50 ft of underground running South then East towards the sidewalk. Aerial picks up at this location, running North across Rosecrans Avenue .04 miles. Aerial continues .02 miles west across S. Gibson Avenue then North for .11 miles until reaching E. McMillian Street. Aerial runs East, back across S. Gibson Avenue, for .15 miles before exiting City boundaries.

EXHIBIT B

Gateway Cities Regional Fiber Optic Network Design



June 24, 2025

TO: **HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

FROM: **WILLIE A. HOPKINS, JR.**
CITY MANAGER

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE-YEAR PROFESSIONAL AND INVESTIGATIVE SERVICES AGREEMENT WITH THE TITAN GROUP NOT TO EXCEED A TOTAL OF $300,000 PER YEAR AND TO APPROVE A PURCHASE ORDER NOT TO EXCEED $35,715.85 FOR THE PURPOSE OF FULFILLING FY2024-2025 OUTSTANDING INVOICES FOR THE HUMAN RESOURCES DEPARTMENT**

SUMMARY

Adoption of this resolution will authorize the City Manager to instate a three-year professional and investigative services agreement with The Titan Group ("Titan") in addition to approving a purchase order for the purpose of fulfilling final outstanding invoices at the end of the Fiscal Year (2024-2025) for the Human Resources Department.

BACKGROUND

Titan is a source for Personnel workplace investigations and pre-employment background checks for employees. The Human Resources Department at the City of Compton utilized these services on an "as-needed" basis during Fiscal Year 2024-2025 to conduct workplace investigations and to pre-screen Compton Fire Department employees before beginning employment. These services are continuously utilized on a monthly basis within the Department and there is an ultimate intent to continue contracting with Titan due to their prompt and impartial nature with these specific services.

STATEMENT OF ISSUE

Titan was utilized during the Fiscal Year (2024-2025) and services will continue to be utilized the next three Fiscal Years (2025-2027). Workplace investigations and Fire background checks are continuous albeit on an "as-needed" basis and the Human Resources Department utilize these services frequently. Titan conducts fair, neutral, and impartial investigations and background checks for the Compton Fire Department. Ultimately, the Human Resources Department, after review, have an intent to continue such professional and investigative services for an additional three years with amounts not to exceed $300,000 per year to maintain these investigative and background check services.

Due to the mass of investigative services and other standing contracts, funds were underestimated and exceeded for the General Fund of the Human Resources Department. Law firms and legal services were prioritized in terms of invoicing and payments – Titan included.

Furthermore, pursuant to Resolution No. 26,100 (July 23, 2024), the City Manager's authority has surpassed the single spending limit in addition to the emergency spending threshold for Titan during Fiscal Year 2024-2025; the City Council's approval is required for this item.

After data confirmation with the City Controller's Office and the City Manager's Office regarding the budget of the Human Resources Department, there are now funds to fulfill these remaining invoices before the Fiscal Year (2024-2025) ends.

FISCAL IMPACT

There will be a moderate fiscal impact as a result from entering into a three-year agreement. It is estimated that amounts will not exceed $300,000 per year. This amount is a result from the continuous nature of investigative and background check services. Funds for the next Fiscal Year (2025-2026) for these services are anticipated to be approved for Account 1001-560-000-4266 (Human Resources – Contract Services).

The total dollar amount of all outstanding invoices is readily available in the current Fiscal Year (2024-2025) budget. There is no anticipated fiscal impact, as the funds have not been completely utilized. Funds for these outstanding invoices will come out of 1001-560-000-4266 (Human Resources – Contract Services) for the purpose of paying all outstanding investigative services.

RECOMMENDATION

It is recommended that the City Council approve and adopt the attached Resolution to continue services with Titan for an additional three years and to pay all outstanding Fiscal Year 2024-2025 invoices for the Human Resources Department.

DONALD J. GRADY
HUMAN RESOURCES DEPARTMENT

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE-YEAR PROFESSIONAL AND INVESTIGATIVE SERVICES AGREEMENT WITH THE TITAN GROUP NOT TO EXCEED A TOTAL OF $300,000 PER YEAR AND TO APPROVE A PURCHASE ORDER NOT TO EXCEED $35,715.85 FOR THE PURPOSE OF FULFILLING FY2024-2025 OUTSTANDING INVOICES FOR THE HUMAN RESOURCES DEPARTMENT

WHEREAS, pursuant Resolution No. 26,100 of July 23, 2024, the City Manager's single transaction limit is $75,000 and his emergency spending limit is $200,000; and

WHEREAS, The Titan Group Professional Investigations ("Titan Empire Inc;" "Titan") is a source for Personnel workplace investigations and pre-employment background check for employees; and

WHEREAS, the Human Resources Department at the City of Compton utilized these services on an "as-needed" basis during Fiscal Year 2024-2025 to conduct workplace investigations and to pre-screen Compton Fire Department employees before beginning employment; and

WHEREAS, workplace investigations and Fire background check services are continuously utilized on a monthly basis within the Department and there is an ultimate intent to continue contracting with Titan due to their fair, neutral, and impartial services for the Compton Fire Department; and

WHEREAS, after review, the Human Resources Department have an intent to continue such professional and investigative services for an additional three years with amounts not to exceed a total of $300,000 per year to maintain these services; and

WHEREAS, due to the mass of investigative services and other standing contracts, funds were underestimated and exceeded for the General Fund of the Human Resources Department and law firms and legal services were prioritized in terms of invoicing and payments, including Titan; and

WHEREAS, outstanding invoices from Titan for previous investigative and services continued each month and the City Manager's authority of Resolution No. 26,100 has surpassed the single spending limit in addition to the emergency spending threshold for Fiscal Year 2024-2025; and

WHEREAS, after data confirmation with the City Controller's Office and the City Manager's Office regarding the budget of the Human Resources Department, there are now funds to fulfill these remaining invoices before the Fiscal Year (2024-2025) ends; and

WHEREAS, funding is readily available within the current Fiscal Year (2024-2025) budget for the current outstanding investigative invoices and are also anticipated to be approved in the next Fiscal Year (2025-2026) budget.

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

Section 1. That the City Manager is hereby authorized to enter into a three-year professional and investigative services agreement with Titan, not to exceed Three Hundred Thousand Dollars ($300,000.00) per year.

Section 2. That funds for these investigative services are anticipated to be approved in the Fiscal Year 2025-2026 budget in Account 1001-560-000-4266 (Human Resources – Contract Services).

Section 3. That the City Manager is hereby authorized to open and approve a Purchase Order not to exceed Thirty Five Thousand, Seven Hundred, Fifteen Dollars, and Eighty Five Cents ($35,715.85) to The Titan Group Professional Investigations ("Titan Empire Inc;" "Titan") for the Human Resources Department for the purpose of fulfilling outstanding invoices pertaining to investigative services from Fiscal Year 2024-2025.

Section 4. That the total dollar amount of all outstanding invoices is readily available in Account 1001-560-000-4266 (Human Resources – Contract Services) for the current Fiscal Year (2024-2025) budget.

Section 5. That a duly certified copy of this Resolution shall be delivered to the offices of the City Manager, City Clerk, City Controller, Legal Division, and Human Resources Department.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the mayor and attested by the City Clerk at a regular meeting thereof, held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES:	**COUNCIL MEMBERS-**
NOES:	**COUNCIL MEMBERS-**
ABSTAIN:	**COUNCIL MEMBERS-**
ABSENT:	**COUNCIL MEMBERS-**

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

PROPOSAL/RETAINER AGREEMENT

This will confirm **(City of Compton)**, hereinafter known as **Client**, is/are employing **Titan Empire Inc. DBA The Titan Group, Professional Investigations #26242 (Tax ID 02-0802129)**, hereinafter known as the **INVESTIGATIONS COMPANY/CONSULTANTS** to initiate services regarding the following matter.

Investigations (City of Compton) see 2025-2027 fee schedule. Effective 7-1-25 to 6-30-27.

Consultant's, Investigator's rates are listed above. See proposal for additional rates for other services. Investigator will forward Client statements and/or invoices listing in detail **any and all** time and expenses incurred in the investigation of the matter.

All courtroom and deposition fees are on account. Included in Client's bill will be any costs incurred by Investigator for long distance toll calls, airfare, meals, lodging, parking, data inquiries, copies, sub-contractor's fees, etc., in reference to this case. Investigator will supply Client with receipts for meals and lodging when requested. Post investigative services are billed at 1.5 times the rate once the case has been completed such as for court, hearings, testimony, etc. Investigator will supply statements and/or invoices upon completion of various phases of the investigation, which Client agrees to pay immediately upon receipt.

Consultant shall defend, indemnify and hold (City of Compton), its Trustees, agents, employees, or students harmless from and against any and all liability, loss, expense (including reasonable attorneys' fees), or claims for injury or damages arising out of the performance of this Agreement but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligence or intentional acts or omissions of Consultant, his officers, agents, or employees.

(City of Compton) shall defend, indemnify and hold Consultant, his agents and employees harmless from and against any and all liability, loss, expense (including reasonable attorneys' fees),or claims for injury or damages arising out of the performance of this Agreement but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligence or intentional acts or omissions of (City of Compton), its Trustees, officers, agents, employees or students.

Contractor is an independent contractor and no employer-employee relationship exists between Contractor and (City of Compton). Contractor declares and certifies that in the course and scope of this engagement he/she is not an employee or agent of (City of Compton) and, in case of injury or illness, he/she is covered by a 24-hour health and hospitalization program that does not exclude the work to be performed by Contractor under this Agreement.

PROPOSAL/RETAINER AGREEMENT

Investigator will commence work in this matter upon receipt of an assignment and billed every 30 days, all payable in 30 days upon receipt.

Client and Investigator mutually agree to keep one another fully advised of evolving developments and/or newly developed data that could reasonably be considered helpful to the investigation in progress. Investigator agrees to faithfully obey all applicable laws of the State of California and the United States and follow policies in the course and scope of this investigation.

Should any litigation arise from this agreement resulting from non-payment of fees, the prevailing party shall collect all attorney's fees and costs resulting from the litigation.

Should any litigation arise from this case through no fault of the Investigator, or his employees, the Client shall pay all fees (including the regular hourly rate of the Investigator) in addition to any costs sustained by the Investigator in the litigation process.

The investigator declares he is duly licensed by and through the California State Bureau of Security and Investigative Services, Private Investigator license number #26242.

This agreement shall be binding upon Client's heirs, executors, and personal representatives. Client, by signing this agreement, certifies he/she has thoroughly examined and fully understands the foregoing agreement. Investigator and Client mutually agree that all information regarding this matter will be kept in the strictest of confidence and in accordance with the Private Investigators Act.

Dated this..16....day of .January, 2025

Client: .....
City of Compton

CONSULTANT – Titan Empire Inc.
President, Edward Saucerman

The Titan Group
Professional Investigations

"Where Experience Counts"

WORKPLACE INVESTIGATIONS - GENERAL FEE SCHEDULE:

2025-2027 – City of Compton

All services, including but not limited to; consultation, interviews, case administration, report preparation, surveillance, travel time and stand-by time are billed in 15-minute increments at hourly rates listed below, per investigator or associate. Other services are billed at the rates listed below to include ALL copies and supplies related to the matter. Travel time and mileage, per investigator will be billed to and from each location, each day and at .70 cents a mile (2025). Rental of special equipment necessary to complete an assignment is billed at cost such as airfare and/or lodging. Other expenses are billed as incurred. Post Investigation services such as hearings, consultation and testimony are 1.5 times the hourly rate.

Terms: Net due in 30 days or as agreed.

INDIVIDUAL FEE SCHEDULE

❖ **General Investigation / Human Resources**

• Investigation (Workplace)	Mileage apply Hourly	$ 195.00
• Computer - Forensics	Mileage apply Hourly	$ 295.00
• Police/Fire Consulting	Mileage apply Hourly	$ 195.00
• Mileage cost per mile		$ .70
• Surveillance	Mileage will apply	$ 195.00

❖ **Report Writing - Video Production**

• 1 hour or less, hourly	$ 195.00
• Transcripts, per page	$ 10.00

❖ **Background Report (NON FD AND SAFETY)**

• Flat Fee / Criminal	$ 375.00
• Credit Reports	$ 195.00
• Accurint	$ 195.00
• Social Media Report	$ 195.00
• Vehicle Research	$ 65.00

Fee Schedule for: City of Compton

Our core values, fundamental beliefs and principles are guided by our organization's conduct and decision-making. Our mission is to provide fair, thorough and complete investigations guided by the facts.

1. **Integrity:**
   - Upholding the highest ethical standards in all investigations.
   - Demonstrating honesty and transparency in every interaction.
2. **Professionalism:**
   - Conducting investigations with the utmost professionalism and discretion.
   - Maintaining a commitment to excellence in all aspects of the business.
3. **Confidentiality:**
   - Safeguarding sensitive information and ensuring client confidentiality.
   - Respecting the privacy of individuals involved in investigations.
4. **Reliability:**
   - Consistently delivering accurate and reliable investigative services.
   - Meeting deadlines and commitments to clients.
5. **Objectivity:**
   - Approaching investigations with impartiality and objectivity.
   - Avoiding biases that could compromise the integrity of findings.
6. **Diligence:**
   - Thoroughly and diligently pursuing all avenues of investigation.
   - Going the extra mile to uncover pertinent information.
7. **Collaboration:**
   - Fostering a collaborative and team-oriented work environment.
   - Working closely with clients and other stakeholders for effective outcomes.
8. **Continuous Improvement:**
   - Embracing a culture of learning and adapting to new investigative techniques.
   - Seeking feedback and continuously improving processes.
9. **Respect:**
   - Treating all individuals with respect and dignity.
   - Valuing diversity and promoting inclusivity in the workplace.
10. **Accountability:**
    - Taking responsibility for actions and decisions.
    - Holding oneself and others accountable for maintaining high standards.
11. **Legal Compliance:**
    - Adhering to all relevant laws and regulations in the conduct of investigations.
    - Ensuring that investigative practices align with legal and ethical standards.

Fee Schedule for: City of Compton

BACKGROUND INVESTIGATIONS GENERAL FEE SCHEDULE:

City of Compton (Fire Department – All Personnel)

ALL background services, including but not limited to: consultation, interviews, case administration, report preparation, travel time and stand-by time are billed in 15-minute increments at the rates listed below, per investigator or associate. Other services are billed outside of the flat rate that include costs for all copies, postage and supplies related to the applicant's background outside of the flat rate. Binder and tabs supplied by our agency are $ 55.00 per applicant.

Travel and mileage per investigator will be billed at $ 145.00 an hour to and from each location and .70 cents a mile from our offices. Rental of special equipment necessary to complete an assignment is billed at cost. Other expenses are billed as incurred and with the approval of the client for out of town travel and investigation.

Terms: Net due in 30 days or as agreed.

❖ Background Investigations for Fire Department Employees

- Flat Fee Investigation $ 2,750.00

Flat rate of $2,750.00 applies to all assigned firefighter backgrounds. The process includes the PHS introduction email, the applicant interview (entry or lateral), an abbreviated Accurint report, a public accessible data social media report and the summary report of the applicant's background. Also, assembly of the background binder and clerical aspects of the process are included in the flat rate from start to finish (includes a DQ or withdrawal). If the PHS is supplied for processing and the applicant is disqualified or no longer processed at anytime, the flat rate at minimum will apply and any related travel and mileage. The hourly rate of $125.00 an hour plus .70 cents a mile will apply to field investigation such as a prior employer contact, review of files or face to face interviews. The hourly rate also applies to the applicant home visit, meetings with any references, persons, entities or agencies regarding the applicant. A credit report will be accessed and billed at $ 125.00 per applicant.

We thank you for the opportunity to provide our services for your organization.
Titan Empire Inc. / Federal Tax ID #02-0802129.

PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
THE TITAN GROUP, PROFESSIONAL INVESTIGATIONS

This **AGREEMENT** is entered into by and between the **CITY OF COMPTON,** a municipal corporation of the State of California (hereinafter referred to as "**CITY"**) located at 205 South Willowbrook Avenue, Compton, California 90220 and **TITAN EMPIRE INC. DBA THE TITAN GROUP, PROFESSIONAL INVESTIGATIONS** (hereinafter referred to as **"CONSULTANT"**) located at 700 E. Redlands Boulevard, Suite U-102, Redlands, California 92373.

RECITALS

WHEREAS, City has a need to employ the services of an experienced and professional firm to provide specialized services requiring unique skills to be performed in connection with workplace investigations and employee background services; and

WHEREAS, Consultant warrants that it is specifically trained, experienced, competent and has the resources to provide such necessary services which will be required by this Agreement; and

WHEREAS, City desires to engage Consultant to provide these services by reason of its qualifications and experience in performing such services; and

WHEREAS, Consultant is willing to render such professional services subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, the Parties, for the consideration, terms and conditions herein described, mutually agree as follows:

AGREEMENT:

1. Services to be rendered by Consultant. It is the mutual understanding of the Parties that the Consultant shall provide and perform workplace investigations and employee background services for the City.

Consultant acknowledges that by entering into this Agreement the City is relying on Consultant's special skills and experience to conduct and perform the services in accordance with the industry's generally accepted standards of professional practice. While performing the services, Consultant agrees to perform all the said services and furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with that degree of care and skill ordinarily exercised

by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City.

Consultant services hereunder shall be performed in good, workmanlike and professional manner. Consultant shall be responsible for correcting and completing all errors and omissions related to the services provided by the Consultant for this Agreement at no additional cost to the City. "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Consultant to meet the standards of its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Consultant from these obligations.

Edward Saucerman, the President of Consultant shall be primarily responsible for performance of this Agreement.

Willie A. Hopkins, City Manager, or his/her authorized designee, is hereby designated as the City's Representative for this Project/Agreement.

2. Duration of Contract. The term of this Agreement shall be effective as of July 1, 2025 and shall remain in effect until June 30, 2027, unless earlier terminated or extended as provided herein.

3. Compensation. The method of payment for the services will be based on a fee-for-services basis, as more specifically provided for in Consultant's "**Proposal/General Fee Schedule**," which is attached and incorporated herein. It is understood and agreed between the Parties that the total compensation payable for all services performed by the Consultant during each fiscal year of this Agreement shall not exceed Three Hundred Thousand Dollars ($300,000.00).

The total price paid the Consultant will include compensation for all work, including travel, materials, supplies, vendor services, expenses and subcontracted work. No additional compensation will be paid to the Consultant, unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Consultant and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the City**.** Should the Parties be unable to agree as to a compensation adjustment amount for changes in the work or scope of the project, this Agreement may be terminated pursuant to the provisions of **Section 16,** below.

Consultant acknowledges the importance to City of the project schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands, however, that Consultant's performance must be governed by sound practices. Consultant will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

Consultant shall provide the City with monthly invoices describing services performed during the preceding month of services. Reports and Invoices shall be delivered or mailed to the **City Manager or his/her designee** at the following address: **City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.**

In the event of termination, the Consultant shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any non-cancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Consultant's delivery to the City of any and all City property, documents, reports, records, materials and work product associated with the performance of this Agreement.

4. Ownership of Materials. Consultant agrees that all of its customized reports, recommendations, plans, copyrightable materials and other work product created or assembled by it in the course of performing the services ("Work Product") hereunder are works for hire for the benefit of the City and as such is the sole property of the City. To the extent that such materials and work product do not constitute work for hire, in consideration of the payments and other covenants of the City, as set forth or called for herein, Consultant hereby sells, transfers, conveys and assigns any and all of its rights therein to the City. In the event this Agreement is terminated, all Work Product produced by Consultant or its agents, employees and sub-consultants pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Consultant; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another consultant to use, the Work Product, City agrees to hold Consultant harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of Consultant, or anyone for whose acts it is responsible, in preparation of the Work Product. Consultant will not be responsible for deficiencies solely attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project or site other than that shown in the Work Product.

5. Independent Consultant Status. Consultant, its officers, employees, subcontractors, agents and volunteers (collectively hereinafter the "Consultant"), is a wholly independent Consultant and not an officer, employee, sub-contractor or agent of the City of Compton. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Consultant, except as expressly set forth in this Agreement. Consultant expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Agreement that Consultant shall not at any time or in any manner, represent that Consultant is in any manner officers, employees, agents or volunteers, joint venture or partner of the City. Consultant shall

obtain no rights to retirement, health care or any other benefits that accrue to City officials, officers, or employees. Consultant expressly waives any claim to such rights. City will not make deductions from any amounts payable to Consultant of taxes or insurance. All payroll and employment taxes, insurance, and benefits shall be the sole responsibility of Consultant. Consultant retains the right to provide services for others during the term of this Agreement.

The payment(s) made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement contributions or unemployment contributions on behalf of Consultant or its employees or subcontractors. Consultant agrees to indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City may be required to make on behalf of Consultant or any agent, employee, or sub-consultant of Consultant for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this Section, from any balance owing to Consultant.

6. Successors, Assignment and Delegation. City and the Consultant each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Consultant are material considerations for this Agreement. Consultant shall not assign or transfer any interest in this Agreement or the performance of any of Consultant's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Consultant's rights, duties or obligations arising under this Agreement shall be null and void.

7. Nondiscriminatory Employment Practices. During the performance of this Agreement, the Consultant agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees, applicants and sub-consultants for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Consultant's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

8. Subcontracting. Consultant's services are unique and personal. Except as may be specified in Consultant's Proposal and agreed to by the City, Consultant will not subcontract any portion of the services without prior written approval of City Manager or his/her designee. If Consultant subcontracts any of the services, Consultant will be fully responsible to City for the acts, errors and omissions of Consultant's sub-consultant and of the persons either directly or indirectly employed by the sub-consultant, as Consultant is for the acts and omissions of persons directly employed by Consultant. Nothing contained in this Agreement will create any contractual relationship between any sub-consultant of Consultant and City. Consultant will be responsible for payment of sub-consultants. Consultant will bind every sub-consultant by the terms of this Agreement applicable to Consultant's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

9. Other Consultants. The City reserves the right to employ other consultants in connection with the services.

10. Indemnification. Consultant shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent resulting from or arising out of the negligent, reckless or willful misconduct for the Consultant, its officers, employees, sub-consultants, or agents in the performance of the duties undertaken by Consultant pursuant to this Agreement.

This indemnification and hold harmless obligation does not extend to claims arising out of the negligence or willful misconduct of the City.

11. Insurance. Without limiting the Consultant's indemnification of the City, Consultant shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments hereto, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Consultant or Consultant's agents, representatives, employees or sub-consultants. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. ***Failure on the part of the Consultant to procure or maintain insurance shall***

constitute a material breach upon which the City may immediately terminate this Agreement. All insurance required hereunder shall be primary with respect to any insurance maintained by the City**.**

Coverages and Limits. Consultant will maintain the types of coverages and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. The coverage will contain no special limitations on the scope of its protection to the below-indicated insureds except for Workers Compensation and errors and omissions insurance. Consultant will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage, as Consultant deems adequate, at Consultant's sole expense.

11.1 Commercial General Liability Insurance. $1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

11.2 Workers' Compensation and Employer's Liability. Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of $1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Consultant has no employees and provides, to City's satisfaction, a declaration stating this.

11.3 Professional Liability. Errors and omissions liability appropriate to Consultant’s profession with limits of not less than $1,000,000 per claim. The coverage shall also provide an extended two (2) year reporting period commencing upon termination or cancellation of this Agreement.

Endorsements. For Commercial General Liability Insurance, Consultant will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as **“additional insureds”** with respect to liability arising out of the activities of the Consultant. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Consultant will furnish certificates of insurance and endorsements to City.***

Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

12. Permits and Licenses. Consultant, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Consultant. Upon execution of this Agreement, the Consultant shall show evidence of a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

13. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Consultant will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

14. Warranties. Consultant represents and warrants (i) that Consultant has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Consultant's undertaking this relationship with City, (ii) that the performance of the services called for by this Agreement do not and will not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that Consultant will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that Consultant has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

15. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations, which in any manner affect those employed by Consultant, or in any way affect the performance of the services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations. In the event the Consultant encounters any conflict between such laws and ordinances, Consultant shall notify the City in writing and the Parties agree to work cooperatively to resolve the conflict.

16. Termination. In the event of the Consultant's failure to prosecute, deliver, or perform the services, after giving written notice of default and two (2) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Consultant in writing. Consultant has five (5) business days to deliver any documents owned by City and all work in progress to City address contained in this Agreement. City will make a determination of fact based upon the work product delivered to City and of the percentage of work that Consultant has performed which is usable and of worth to City in having the Agreement completed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Consultant, whether located at Consultant's place of business, or at the offices of a sub-consultant.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering ten (10) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Consultant will assemble the work product without charge, put it in order for proper filing and closing, and deliver it to City. Consultant will be paid for work performed to the termination date; however, the total shall not exceed the maximum amount payable as specified in **Section 3,** above. City will make the final determination as to the portions of tasks completed and the compensation to be made.

17. Covenants Against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

18. Certifications. The Consultant, under penalty of perjury, certifies that, except as noted below, he/she or any other person associated therewith in the capacity of owner, partner, director, officer, manager:

a. is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency;
b. has not been suspended, debarred, voluntarily excluded or determined ineligible by any Federal, State or local agency within the past 3 years;
c. does not have a proposed debarment pending; and
d. has not been indicted, convicted, or had a civil judgment rendered against he/she/it by a court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and
e. are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding subsection (d); and

f. have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction. The above certifications are part of this Agreement. Signing this Agreement on the signature portion thereof shall also constitute signature of the above Certifications.

_____ _____

Edward Saucerman, President **Date**

19. Jurisdiction, Venue and Governing Law. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

20. Testimony. Consultant will testify at City's request if litigation is brought against City in connection with Consultant's services under this Agreement. Unless the action is brought by Consultant, or is based upon Consultant's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Consultant will compensate Consultant for time spent in preparation for testimony, testimony, and travel at Consultant's standard hourly rates at the time of actual testimony.

21. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

22. Authority. The individuals executing this Agreement and the instruments referenced in it, each represent and warrant that they have the legal power, right and actual authority to bind the respective Parties to the terms and conditions of this Agreement.

23. Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

24. Amendments. This Agreement may be modified or amended only be written document executed by both Consultant and City's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the Parties to amend the terms and conditions of this Agreement.

25. Confidentiality and Trade Secret Information.

25.1 Use of Confidential Information. The Parties may be required to disclose Confidential Information to each other. As such, the Parties shall use Confidential Information solely for the purpose and in the context of the Parties' evaluation of the Project and shall not otherwise use, or authorize the use of, any Confidential Information. Neither Party or any of its Affiliates, nor any of their respective Representatives, shall have any obligation to disclose any Confidential Information at any time.

25.2 Non-Disclosure of Confidential Information.

(a) Non-Disclosure Without Consent. The Parties acknowledge that the disclosure of any Confidential Information would cause severe adverse personal, business and financial consequences to the Party including, but limited to loss, dilution or reduction of business or business prospects and adverse publicity. Without the prior written consent of the Party in each instance, or as otherwise specifically permitted by this Agreement, the Parties shall not, at any time or times, directly or indirectly, disclose or authorize or permit to be disclosed: (i) any Confidential Information; or (ii) any Confidential Information that has been made available to, or is in the possession or under the control of the Party. Immediately upon request by either Party, at any time or times, the Parties shall deliver to the requesting Party a complete and accurate list of the names, addresses and telephone numbers of all Persons to whom any copy of, or access to, any Confidential Information has been provided by or on behalf of said Party notwithstanding this Agreement.

(b) Prohibition on Reproduction. The Parties shall not, at any time or times, directly or indirectly, copy, otherwise reproduce, or make any extract or summary of any Confidential Information, or any materials containing or storing any Confidential

Information, for any purpose other than the purposes specifically permitted by this Agreement. The Parties shall maintain adequate security measures so that none of the Confidential Information may be disclosed, reproduced, made available or distributed in any manner not otherwise specifically permitted by this Agreement. All media in which any Confidential Information is recorded or stored, and which at any time is within the possession or under the control of the Parties, immediately shall be delivered to the respective Parties upon the termination of the relationship and upon written request of either Party, for any reason, or at any other time, upon request by either Party.

(c) Notice of Demands. If, at any time or times, the Parties are requested or required (by oral questions, interrogatories, requests for information or documents, subpoena, civil investigative demand or other process) to disclose any Confidential Information, the Party shall provide to the other Party immediate written notice thereof so that said Party may seek an appropriate protective order or waive compliance with the applicable provision of this Agreement. If, failing the entry of a protective order or the receipt of a waiver hereunder, in the written opinion of that Party's legal counsel (delivered to the Party at least fifteen (15) business days prior to any such disclosure), is compelled to disclose any Confidential Information, the Party may disclose only that portion of the Confidential Information that counsel so opines must be disclosed and the Party shall use its utmost best efforts to obtain assurance that confidential treatment shall be accorded to that portion of the Confidential Information being disclosed. In no event shall the Parties, or anyone on behalf of the Parties, oppose, hinder or impair the ability of the Party to take any action to obtain a protective order or other assurance satisfactory to said Party that confidential treatment shall be accorded to Confidential Information.

25.3 Trade Secret. Consultant agrees that during the course of providing services to the City, Consultant may have access to the City's confidential/trade secret and proprietary information. Consultant understands that all such information is considered to be secret and proprietary to the City and is a valuable commercial asset of the City. Consultant agrees not to make use whatsoever, directly or indirectly, of the City's confidential information for Consultant's personal benefit or for any other person, firm, corporation, or entity. Consultant agrees not to remove such information from the City in any form or medium without the express written permission of the City. Consultant agrees not to reveal, disclose, identify, or otherwise provide this Confidential Information to any other person, firm, corporation, or other entity, including the general public, directly or indirectly. Upon the conclusion of Consultant services to the City, Consultant agrees to return all the City's property and confidential information in Consultant's custody, possession, or control to Company.

26. Entire Agreement. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the Parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both Parties.

27. Notices. Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) calendar days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

To Consultant:	**The Titan Group,** **Professional Investigations** **700 E. Redlands Boulevard, Suite U-102** **Redlands, California 92373** **Attn: Edward Saucerman, President** **(626) 890-9148** **(909) 793-7894**
To City:	**City of Compton** **205 South Willowbrook Avenue** **Compton, California 90220** **Attn: City Manager** **(310) 605-5585** **(310) 761-1429 – fax.**

In the event of any change of address, the moving party is obligated to notify the other party of the change of address in writing. Each party may amend, supplement and update the notice list to add, delete or replace any listed individuals; however, the amendment must be in writing.

30. Miscellaneous. No provision of this Agreement is to be interpreted for or against either party because that party or that party's legal representative drafted such provision.

Should either party hereto, or any representative, successor or assign of either party hereto, resort to litigation to enforce the provisions of this Agreement, the party or Parties prevailing in such litigation shall be entitled, in addition to such other relief as may be granted, to recover its or their reasonable attorney's fees and costs in such litigation from the party or Parties against whom enforcement is sought.

IN WITNESS WHEREOF, CONSULTANT has executed this Agreement, and the **CITY**, by its City Manager, who is authorized to do so, has executed this Agreement.

THE TITAN GROUP, PROFESSIONAL INVESTIGATIONS CONSULTANT

By: _____ **Dated: _____**
Edward Saucerman, President

CITY OF COMPTON

APPROVED AS TO:

By: _____ **Dated: _____**
Willie A. Hopkins, Jr, City Manager

By: _____ **Dated: _____**
Legal Division

ATTEST:

By: _____ **Dated: _____**
Satra Zurita, City Clerk

The Titan Group
Professional Investigations

"Where Experience Counts"

INVOICE: [redacted]
June 2, 2025
Investigation Services:

Bill to: City of Compton
[redacted]

[redacted]

205 S. Willowbrook Ave.
Compton, CA 90220

[redacted]

Date Item / Hours / Mileage	Rate	Total:
[redacted]		7,068.75
		[redacted]
		000.00
		25.00

Total Due: **$ 7,093.75**

Pay to: Titan Empire Inc. [redacted] **Thanks for your business!**

700 E. Redlands Bl. Suite U-102, Redlands, CA 92373
http://pi911.com • Phone 626.890.9148 • Fax 909.793.7894
State Licenses CA: 26242 NV: 1497 AZ: 1572983 MI: 3701205210

The Titan Group
Professional Investigations

"Where Experience Counts"

INVOICE: [redacted]
June 3, 2025

Investigation Services:

Bill to: City of Compton
[redacted]
205 S. Willowbrook Ave.
Compton, CA 90220

[redacted]

Date Item / Hours / Mileage	Rate	Total:
[redacted]		4,143.75
[redacted]		[redacted]
[redacted]		87.10
[redacted]		20.00

Total Due: **$ 4,250.85**

Pay to: Titan Empire Inc. [redacted] **Thanks for your business!**

700 E. Redlands Bl. Suite U-102, Redlands, CA 92373
http://pi911.com • Phone 626.890.9148 • Fax 909.793.7894
State Licenses CA: 26242 NV: 1497 AZ: 1572983 MI: 3701205210

The Titan Group
Professional Investigations

"Where Experience Counts"

INVOICE: [redacted]
June 2, 2025
Investigation Services:

Bill to: City of Compton
[redacted]
205 S. Willowbrook Ave.
Compton, CA 90220

[redacted]

Date Item / Hours / Mileage	Rate	Total:
[redacted]		13,211.25
[redacted]		000.00
[redacted]		25.00

Total Due: **$ 13,236.25**

Pay to: Titan Empire Inc. [redacted] **Thanks for your business!**

700 E. Redlands Bl. Suite U-102, Redlands, CA 92373
http://pi911.com • Phone 626.890.9148 • Fax 909.793.7894
State Licenses CA: 26242 NV: 1497 AZ: 1572983 MI: 3701205210

The Titan Group
Professional Investigations

"Where Experience Counts"

INVOICE: [redacted]
June 9, 2025
Investigation Services:

Bill to: City of Compton
[redacted]
205 S. Willowbrook Ave., Compton, CA 90220
[redacted]

Date Item / Hours / Mileage	Rate	Total:
[redacted]		5,411.25
[redacted]		5,678.75
[redacted]		45.00

Total Due: **$ 11,135.00**

Pay to: Titan Empire Inc. [redacted] **Thanks for your business!**

700 E. Redlands Bl. Suite U-102, Redlands, CA 92373
http://pi911.com • Phone 626.890.9148 • Fax 909.793.7894
State Licenses CA: 26242 NV: 1497 AZ: 1572983 MI: 3701205210

June 24, 2025

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **GENERAL SERVICES DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT AND ESTABLISH A PURCHASE ORDER TO ANGELES CONTRACTOR, INC. FOR THE COUNCIL CHAMBERS REMODELING PROJECT ($983,337.98)**.

SUMMARY

Adoption of the attached resolution will authorize the City Manager to amend the 2024-2025 Fiscal Year Budget, accept the proposal, enter into an agreement, and establish a purchase order to Angeles Contractor, Inc. in the amount of **Eight Hundred Fifty-Five Thousand, Seventy-Six Dollars and Fifty Cents ($855,076.50)** for the remodeling project for the City Council Chambers and authorize a 15% contingency in the amount of **One Hundred Twenty Eight Thousand, Two Hundred Sixty One Dollars and Forty-Eight Cents ($128,261.48)** for a total amount not to exceed **Nine Hundred Eighty Three Thousand, Three Hundred Thirty Seven Dollars and Ninety Eight Cents ($983,327.98)**.

BACKGROUND

The City Council Chambers, initially designed by architect Harold L. Williams (Williams) in 1976, was the most modern and much-admired City Hall in the area. The building reflected the skillful hand of Williams, a prolific local African American architect. Williams designed a two-story, flat-roofed building mainly clad in floor-to-ceiling glass. In 2006, the City Council Chambers portion of the building was remodeled to bring a fresh, modernized appeal with upgraded audio.

The City Council Chambers no longer meets the accessibility requirements outlined in the Americans with Disabilities Act (ADA). Over the years, the City has received feedback from residents and City Councilmembers regarding the need for a more accessible, functional, and technologically updated meeting space. The remodel is aimed at addressing these issues, providing ADA compliance and critical upgrades to enhance functionality, safety, and accessibility for the public and staff.

STATEMENT OF THE ISSUE

Given the importance of adhering to the Americans with Disabilities Act (ADA), staff worked with Angeles Contractor, Inc. through the City's membership in Sourcewell's

cooperative purchasing program (Contract No. CA-R8-GB-101723-ACI) to prepare a recommendation to remodel the City Council Chambers. Angeles Contractor, Inc. provided a proposal in the amount of **Eight Hundred Fifty-Five Thousand, Seventy-Six Dollars and Fifty Cents ($855,076.50)).** Staff request authorization for the City Manager to enter into a construction agreement with Angeles Contractor, Inc and issue a purchase order for the proposal amount of **Eight Hundred Fifty-Five Thousand, Seventy-Six Dollars and Fifty Cents ($855,076.50)** and to authorize a fifteen percent (15%) contingency in the amount of **One Hundred Twenty Eight Thousand, Two Hundred Sixty One Dollars and Forty-Eight Cents ($128,261.48)** for a total amount not to exceed for a total amount not to exceed **Nine Hundred Eighty Three Thousand, Three Hundred Thirty Seven Dollars and Ninety Eight Cents ($983,327.98)** for the renovation of the City Council Chambers.

The proposed remodel will include the following in the City Council Chambers:

- Demo and Remove the existing dais seating area, platform, flooring, countertop, and all millwork.
- Construct and install a new platform to accommodate the new dais seating area.
- Construct and Install new staff desks on the side of the bottom row's council seating.
- Provide and install new flooring at the new platform area and stairs.
- Install new stair nosing and stringers.
- Install new floor transitions as required.
- Provide and install new millwork with countertops.
- Provide and install new tile on the front of new millwork.
- Patch and paint walls.
- Provide and install new rubber base around new dais seating areas, top and bottom.
- Install an accessible ramp for the new dais seating area on the right side of the room.
- Audio Visual Upgrade
- Shop drawings.

Angeles Contractor, Inc. is offering pricing through its Sourcewell contract. Staff has determined that a formal bidding process is not required for these services per Compton Municipal Code section 4-11-7(c), which lists certain exemptions from the bidding process, including *purchases of contract supplies, materials, equipment or services entered into with another governmental or quasi-governmental entity*.

Sourcewell was formerly known as the National Joints Powers Alliance (NJPA). Participation in Sourcewell is available at no-cost, no obligation, and no liability to public agencies, school districts, state colleges and universities, and local governments. In recent years, membership in the 40-year old organization has grown rapidly as more publicly fund agencies opt to satisfy their own RFP process by using Sourcewell's

rigorous vetting in their competitive process and combined membership buying power to save time and money.

Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell saves purchasers money by offering better pricing, less time is spent reviewing bids and combines the purchasing power of more than 50,000 organizations. Sourcewell members purchase more than $3.5 billion annually through the awarded contractors. Government agencies save money because of the purchasing scale advantage they gain from being part of the cooperative membership.

FISCAL IMPACT

Authorization to amend the 2024-2025 Fiscal Year Budget is requested to transfer funds between accounts as follows:

	Account Number	Description	Amount
From:	1001-480-000-4262	Other Professional Services	$983,327.98
To:	1001-600-000-4332	Structure and Improvement	$983,327.98

Funds for this expenditure in the amount of **Eight Hundred Fifty-Five Thousand, Seventy-Six Dollars and Fifty Cents ($855,076.50)** and a fifteen percent (15%) contingency in the amount of **One Hundred Twenty Eight Thousand, Two Hundred Sixty One Dollars and Forty-Eight Cents ($128,261.48)** for a total amount not to exceed for a total amount not to exceed **Nine Hundred Eighty Three Thousand, Three Hundred Thirty Seven Dollars and Ninety Eight Cents ($983,327.98)** is hereby authorized in Account Number 1001-600-000-4332, for the renovation of the City Council Chambers.

RECOMMENDATION

Staff recommended that the City Council adopt the attached resolution.

NEBRASKA JONES
DIRECTOR OF GENERAL SERVICES

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.

CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2024-2025 FISCAL YEAR BUDGET AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT AND ESTABLISH A PURCHASE ORDER TO ANGELES CONTRACTOR, INC. FOR THE COUNCIL CHAMBERS REMODELING PROJECT ($983,337.98).

WHEREAS, the General Service Department is responsible for maintaining and repairing City-Owned facilities and infrastructure; and

WHEREAS, the City Council Chambers, initially designed by architect Harold L. Williams in 1976, was the most modern and much-admired City Hall in the area; and

WHEREAS, in 2006, the City Council Chambers portion of the building was remodeled to bring a fresh, modernized appeal with upgraded audio; and

WHEREAS, the City Council Chambers no longer meets the accessibility requirements outlined in the Americans with Disabilities Act (ADA); and

WHEREAS, the City has received feedback from residents and City Councilmembers regarding the need for a more accessible, functional, and technologically updated meeting space; and

WHEREAS, the remodel is aimed at addressing these issues, providing ADA compliance and critical upgrades to enhance functionality, safety, and accessibility for the public and staff; and

WHEREAS, the company Angeles Contractors, Inc. is offering pricing to the City through its Sourcewell contracts. Staff has determined that formal bidding procedures are not required for these services; and

WHEREAS, that Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services; and

WHEREAS, the 2024-2025 Fiscal Year Budget must be amended as follows:

	Account Number	**Description**	**Amount**
From:	1001-480-000-4262	Other Professional Services	$983,327.98
To:	1001-600-000-4332	Structure and Improvement	$983,327.98

WHEREAS, staff is requesting to issue a purchase order to Angeles Contractor, Inc. for the renovation of the City Council Chambers in the amount of **Eight Hundred Fifty-Five Thousand, Seventy-Six Dollars and Fifty Cents ($855,076.50)** and authorize a fifteen percent (15%) contingency in the amount of **One Hundred Twenty Eight Thousand, Two Hundred Sixty One Dollars and Forty-Eight Cents ($128,261.48)** for a total amount not to exceed for a total amount not to exceed **Nine Hundred Eighty Three Thousand, Three Hundred**

Thirty Seven Dollars and Ninety Eight Cents ($983,327.98) for the renovation of the City Council Chambers; and

WHEREAS, funds in the total amount not to exceed **Nine Hundred Eighty-Three Thousand, Three Hundred Thirty-Seven Dollars and Ninety-Eight Cents ($983,327.98)** are available in the 2024-2025 Fiscal Year Budget in Account Number 1001-600-000-4332.

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

SECTION 1. That the City Manager, upon approval of the City Attorney, is hereby authorized to enter into an agreement with Angeles Contractor, Inc., for the renovation of the City Council Chambers.

SECTION 2. The City Manager is authorized to amend the 2024-2025 Fiscal Year Budget to transfer funds between accounts as follows:

	Account Number	Description	Amount
From:	1001-480-000-4262	Other Professional Services	$983,327.98
To:	1001-600-000-4332	Structure and Improvement	$983,327.98

SECTION 3. That the City Manager is hereby authorized to establish a purchase order to Angeles Contractor, Inc.; in the amount of **Eight Hundred Fifty-Five Thousand, Seventy-Six Dollars and Fifty Cents ($855,076.50).**

SECTION 4. That the City Manager is hereby authorized to establish an additional purchase order to the Angeles Contractor, Inc.; for a fifteen percent (15%) contingency in the amount of **One Hundred Twenty-Eight Thousand, Two Hundred Sixty-One Dollars and Forty-Eight Cents ($128,261.48).**

SECTION 5. That funds in the total amount not to exceed **Nine Hundred Eighty-Three Thousand, Three Hundred Thirty-Seven Dollars and Ninety-Eight Cents ($983,327.98)** are available in the 2024-2025 Fiscal Year Budget in Account Number 1001-600-000-4332.

SECTION 6. That a copy of this Resolution shall be filed in the offices of the City Manager, City Attorney, City Controller, City Clerk, and the General Services Department.

SECTION 7. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMPTON) ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Work Order Signature Document

EZIQC Contract No.: CA-R8-GB-101723-ACI

[X] **New Work Order** [ ] **Modify an Existing Work Order**

Work Order Number.:	139111.00	Work Order Date:	03/31/2025
Work Order Title:	City of Compton Council Chambers Remodeling Project		
Owner Name:	City of Compton	Contractor Name:	Angeles Contractor Inc.
Contact:	Nebraska Jones	Contact:	Alex Cho
Phone:	310-605-5519	Phone:	(714) 443-3655

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R8-GB-101723-ACI.

Brief Work Order Description:

Time of Performance Estimated Start Date:
Estimated Completion Date:

Liquidated Damages Will apply: [ ] Will not apply: [X]

Work Order Firm Fixed Price: $855,076.50

Owner Purchase Order Number:

Approvals

City of Compton Date

Angeles Contractor Inc. Date

Detailed Scope of Work

To: Alex Cho
Angeles Contractor Inc.
783 Phillips Drive
City of Industry, CA 91748
(714) 443-3655

From: Nebraska Jones
City of Compton
205 S. Willowbrook Ave.
Compton, CA 90220
310-605-5519

Date Printed: March 31, 2025

Work Order Number: 139111.00

Work Order Title: City of Compton Council Chambers Remodeling Project

Brief Scope:

☐ **Preliminary**	☐ **Revised**	☒ **Final**

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

City of Compton – Council Chamber Remodeling

1. Demo Work
a. Remove existing countertop and millwork completely and dispos
b. Remove existing platform and flooring completely
c. Remove existing AV system completely and reuse existing cable route for new installation

2. Rough Carpentry Work
a. Modify existing platform with new ADA ramp
; There is no engineered drawing

3. Flooring Work
a. Provide and install new flooring at entire area
; Remove existing auditorium chairs completely and store them for reuse
; Milliken Custom Carpet (High End carpeting with cushion backing)
; Provide and install new 4” base
; Provide and install 10” high rubber stringer @ wall on platform steps
; Including floor preparation (Skim coat)
; Provide a concrete moisture testing

4. Painting
a. Apply 1 coat of primer and 2 coats of painting on entire wall
; Except for the City emblem
; Paint color/finish to be provided by the owner

5. Mill Work
a. Fabricate and install new council seating area per shop drawing approved by the City (attached)

b. Material to be made of finished plywood with a decorative tile front and a solid stone top
c. Color of veneer finish to be determined
d. Color of tile to be determined
e. Color of stone to be determined

6. New AV Work
a. (1 EA) Plixus MME+ Dante – 19" rack-mountable device
b. (10 EA) uniCOS T/MM 10 Mike – A touch screen tabletop station
c. (1 EA) Confidea FLEX Mike – A microphone with an integrated speaker
d. (11 EA) Mike PLM401F – A gooseneck microphone
e. (3 EA) Plixus V-IN – HDMI connection
f. (1 EA) CoCon Meeting Suite – Discussion, Voting & Signage Module
g. (1 EA) ConCon Documentation – A software that allows users to browse, scroll and zoom
h. (1 EA) ConCon Video Routing – A software that configures video streams on the Plixus network
i. (1 EA) Online Project Review – Complimentary 1hr online project review by a Televic Representative
j. (2 EA) Remote Configuration/Training Service Level – Remote system access for installation, configuration and/or updating of new or existing Televic System
k. (1 EA) SLA Agreement – 1 year service level agreement
l. Engineering to rewire dais in council chamber – set up new voting system
m. Complete set-up and system training

Exclusion:
1. City permit fee
2. Any other work scope described above

Note:
1. Work to be performed on normal working hour

Subject to the terms and conditions of ezIQC Contract **CA-R8-GB-101723-ACI**.

Angeles Contractor Inc. Date

City of Compton Date

Contractor's Price Proposal - Summary

Date: March 31, 2025

Re:

IQC Master Contract #:	CA-R8-GB-101723-ACI
Work Order #:	139111.00
Owner PO #:	
Title:	City of Compton Council Chambers Remodeling Project
Contractor:	Angeles Contractor Inc.
Proposal Value:	$855,076.50

ADA	**$14,840.83**
ADA RAmp	**$14,840.83**
Audio/Video	**$244,621.67**
Carpet	**$34,127.52**
Dais	**$11,108.87**
Demo	**$12,351.84**
Finishes	**$174,054.85**
Flooring	**$255.65**
Handrail	**$4,511.69**
Landing	**$6,560.79**
Moisture Test	**$205.76**
Paint	**$16,752.36**
Reimbursable	**$18,406.73**
Rough Carpentry	**$14,105.79**
Section - 12	**$18,339.66**
Stairs	**$80.90**
Wall Patch	**$14,088.83**
Workstations	**$255,821.93**
Proposal Total	**$855,076.50**

Thisl total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **%**

Contractor's Price Proposal - Detail

Date: March 31, 2025

Re:

IQC Master Contract #:	CA-R8-GB-101723-ACI
Work Order #:	139111.00
Owner PO #:	
Title:	City of Compton Council Chambers Remodeling Project
Contractor:	Angeles Contractor Inc.
Proposal Value:	$855,076.50

	Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)			

ADA

1 11 68 13 00 0569 EA ADA Wide Ramp (GameTime 16809) $14,840.83

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	11,633.48	x	1.2757	=	14,840.83

(N) ADA compliant ramp at R side (Stage Left)

Subtotal for ADA **$14,840.83**

ADA RAmp

2 11 68 13 00 0569 EA ADA Wide Ramp (GameTime 16809) $14,840.83

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	11,633.48	x	1.2757	=	14,840.83

(1) Additional Ramp per updated approved design. (2) ramps total with (1) landing, installed on same side.

Subtotal for ADA RAmp **$14,840.83**

Audio/Video

3 11 52 33 00 0073 EA HDMI M-M Pro/150 High Performance HDMI Male to Male Cables (Extron Electronics #26-650-150) $10,750.58

	Quantity		Unit Price		Factor		Total
Installation	10.00	x	842.72	x	1.2757	=	10,750.58

(N) HDMI cables to (10) (N) stations

4 26 09 23 00 0232 EA Rack Mounted, Wired Power Bar With Surge Protection (Encelium PWR-800) $1,030.27

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	807.61	x	1.2757	=	1,030.27

(1) (N) rack mounted surge protector for (N) multimedia engine

5 27 15 13 00 0407 MLF 25-Pair 24 AWG, Category 3, Indoor Telecommunications Riser Cable, Installed Exposed $810.43

	Quantity		Unit Price		Factor		Total
Installation	0.20	x	3,176.43	x	1.2757	=	810.43

(N) Cabling for (N) AV and voting system.

6 27 15 13 00 0457 MLF 300-Pair 24 AWG, Category 3, Indoor Telecommunications Plenum Cable, Installed Exposed $15,488.79

	Quantity		Unit Price		Factor		Total
Installation	0.50	x	24,282.81	x	1.2757	=	15,488.79

(N) Cabling for (N) AV and voting system. Close Match

7 27 15 13 00 0484 MLF 4-Pair Stranded UTP, 23 AWG, Category 6, Indoor Telecommunications Riser Cable, Installed Exposed $539.34

	Quantity		Unit Price		Factor		Total
Installation	0.20	x	2,113.90	x	1.2757	=	539.34

(N) Cabling for (N) AV and voting system

8 27 15 13 00 0507 MLF 4-Pair Solid STP, 22 AWG, Category 7, Indoor Telecommunications Plenum Cable, Installed Exposed $6,404.80

	Quantity		Unit Price		Factor		Total
Installation	1.00	x	5,020.62	x	1.2757	=	6,404.80

(N) Cabling for (N) AV and voting system

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Audio/Video

9	27 15 13 00 0662	MLF	4 Conductor, #18 AWG, Stranded, Shielded, Non-Plenum Rated, Speaker/Communications And Control Cable, Installed Exposed									$2,688.38
				Quantity		Unit Price		Factor	=	Total		
			Installation	1.00	x	2,107.38	x	1.2757	=	2,688.38		
			(N) Cabling for (N) AV and voting system									
10	27 41 16 00 0015	EA	Steel Rack Cabinet With Shelves									$2,282.42
				Quantity		Unit Price		Factor	=	Total		
			Installation	1.00	x	1,789.15	x	1.2757	=	2,282.42		
			(1) Rack cabinets. Close Match to equipment required									
11	27 41 16 00 0020	EA	Head End Amplifier									$1,719.63
				Quantity		Unit Price		Factor	=	Total		
			Installation	1.00	x	1,193.68	x	1.2757	=	1,522.78		
			Demolition	1.00	x	154.31	x	1.2757	=	196.85		
			(1) unit. Close Match to equipment needed									
12	27 41 16 00 0037	EA	TV Receiver Outlet Plug									$1,915.64
				Quantity		Unit Price		Factor	=	Total		
			Installation	10.00	x	119.30	x	1.2757	=	1,521.91		
			Demolition	6.00	x	51.44	x	1.2757	=	393.73		
			(1) Each at (10) stations									
13	27 41 16 00 0039	EA	Audio Outlet Plug									$1,691.25
				Quantity		Unit Price		Factor	=	Total		
			Installation	10.00	x	101.71	x	1.2757	=	1,297.51		
			Demolition	6.00	x	51.44	x	1.2757	=	393.73		
			(1) Each at (10) stations									
14	27 41 16 00 0040	EA	12 Ft RG 6U Cable With G-59 And TV Set Fittings									$3,496.44
				Quantity		Unit Price		Factor	=	Total		
			Installation	10.00	x	212.28	x	1.2757	=	2,708.06		
			Demolition	6.00	x	103.00	x	1.2757	=	788.38		
			(1) Each at (10) stations									
15	27 41 16 00 0041	EA	Male Plug PL-259									$1,915.64
				Quantity		Unit Price		Factor	=	Total		
			Installation	10.00	x	119.30	x	1.2757	=	1,521.91		
			Demolition	6.00	x	51.44	x	1.2757	=	393.73		
			(1) Each at (10) stations									
16	27 41 16 00 0042	EA	Wall Box And Receiver Outlet Television Outlets									$2,198.16
				Quantity		Unit Price		Factor	=	Total		
			Installation	10.00	x	139.94	x	1.2757	=	1,785.21		
			Demolition	6.00	x	53.95	x	1.2757	=	412.94		
			(1) wall box for outlets at (10) stations									
17	27 51 23 20 0002	EA	Basic Shelf (Dukane STARCall 110-3546A)									$7,091.27
				Quantity		Unit Price		Factor	=	Total		
			Installation	1.00	x	5,558.73	x	1.2757	=	7,091.27		
			Shelf for multimedia engine, audio amplifiers, other equipment									
18	27 51 23 20 0003	EA	Expanded Audio Routing Card (Dukane STARCall 110-3524B)									$3,320.61
				Quantity		Unit Price		Factor	=	Total		
			Installation	1.00	x	2,602.97	x	1.2757	=	3,320.61		
			Audio Routing. Close Match									
19	27 51 23 20 0004	EA	Expanded Audio Switching Card (Dukane STARCall 110-3534D)									$2,414.06
				Quantity		Unit Price		Factor	=	Total		
			Installation	1.00	x	1,892.34	x	1.2757	=	2,414.06		
			Audio switching. Close Match									

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Audio/Video

20	27 51 23 20 0015	EA	Master Clock (Dukane 24A715)							$5,664.73
				Quantity		Unit Price		Factor	=	Total
		Installation		1.00	x	4,440.49	x	1.2757	=	5,664.73
		(N) clock for (N) AV and voting system								
21	27 51 43 00 0034	EA	Microphone And Stand For Audio/Video System (Bogen MBS-1000A)							$3,002.32
				Quantity		Unit Price		Factor	=	Total
		Installation		7.00	x	336.21	x	1.2757	=	3,002.32
		(7) (N) microphones								
22	27 52 23 00 0040	EA	Tele/Management Software; TP12S							$5,953.55
				Quantity		Unit Price		Factor	=	Total
		Installation		1.00	x	4,666.89	x	1.2757	=	5,953.55
		(N) Management Software for AV + voting multimedia system. Close Match								
23	28 21 31 00 0032	EA	Active Receiver Distribution Amplifier Hub - Network Video Technologies – NV 1672							$8,138.42
				Quantity		Unit Price		Factor	=	Total
		Installation		1.00	x	6,379.57	x	1.2757	=	8,138.42
		Video input box to inject video content to the Plixus network through HDMI. Close match to switcher required								
24	28 21 31 00 0762	EA	0 Analog Inputs, No Monitors, Video Management Client Software Installed On Pelco Workstation (Pelco VMX300-CL-0)							$9,157.55
				Quantity		Unit Price		Factor	=	Total
		Installation		1.00	x	7,178.45	x	1.2757	=	9,157.55
		Software license and installation								
25	28 46 13 31 0365	EA	Audio Notification Panel, 100 Watt Amplifier, DMR, Temporal Pattern, Power Supply And Battery Charger, Standard Message, Microphone, And 14.5" x 18" x 4" Gray Cabinet (GE ANS100MDG)							$7,286.44
				Quantity		Unit Price		Factor	=	Total
		Installation		1.00	x	5,711.72	x	1.2757	=	7,286.44
		(1) (N) audio panel/amplifier to serve all workstations								
26	28 46 13 31 0529	EA	24 Volt AC, Data And Loop Circuit Surge Protector (Ditek DTK-2MHLP24B)							$963.74
				Quantity		Unit Price		Factor	=	Total
		Installation		6.00	x	116.45	x	1.2757	=	891.33
		Demolition		6.00	x	9.46	x	1.2757	=	72.41
		(1) (N) surge protector at 6 stations								
27	28 46 13 31 1352	EA	Capacitive Touch-Screen, 22" Widescreen HD LED Color Monitor With Speakers (Notifier MON-22LCDW-TS)							$60,102.56
				Quantity		Unit Price		Factor	=	Total
		Installation		10.00	x	4,711.34	x	1.2757	=	60,102.56
		(1) (N) 10" touch screen with speakers at (10) stations. Close Match								
28	46 82 83 00 1295	EA	Mini Laptop Kit (Scott Safety 8000454)							$78,594.65
				Quantity		Unit Price		Factor	=	Total
		Installation		10.00	x	5,992.64	x	1.2757	=	76,448.11
		Demolition		6.00	x	280.44	x	1.2757	=	2,146.54
		(1) (N) tabletop station computer at (10) stations - close match								

Subtotal for Audio/Video **$244,621.67**

Carpet

29	09 68 16 00 0020	SY	0.250" Thick, 16 Lb./CF, Froth Polyurethane Foam Rubber Carpet Padding							$7,297.00
				Quantity		Unit Price		Factor	=	Total
		Installation		220.00	x	23.13	x	1.2757	=	6,491.53
		Demolition		220.00	x	2.87	x	1.2757	=	805.48
		(N) Carpet pad at audience area								

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Carpet

30 09 68 16 00 0020 0404 For >200 To 400, Deduct -$106.65

	Quantity		Unit Price		Factor	=	Total
Installation	220.00	x	-0.38	x	1.2757	=	-106.65

31 09 68 16 00 0177 SY BELLCOURT CLASSICBAC® 36 Ounce, Patterned, Nylon Broadloom Carpet $26,937.17

	Quantity		Unit Price		Factor	=	Total
Installation	220.00	x	69.26	x	1.2757	=	19,438.10
Demolition	220.00	x	26.72	x	1.2757	=	7,499.07

(N) Carpet at audience area. Close match

Subtotal for Carpet **$34,127.52**

Dais

32 06 11 16 00 0019 LF 2" x 8" Pressure Treated Wood Floor Joist $3,505.06

	Quantity		Unit Price		Factor	=	Total
Installation	596.00	x	3.39	x	1.2757	=	2,577.48
Demolition	596.00	x	1.22	x	1.2757	=	927.59

(N) joists at (N) dais for (N) workstations

33 06 16 23 00 0003 SF 1" x 8" Diagonal Surface Board Type Subfloor4 Sides Laid In A Diagonal Pattern. $3,980.18

	Quantity		Unit Price		Factor	=	Total
Installation	650.00	x	3.69	x	1.2757	=	3,059.77
Demolition	650.00	x	1.11	x	1.2757	=	920.42

(N) surface board at (N) dais for (N) workstations

34 06 16 33 00 0020 SF 3/4" CD Grade Plywood Floor DeckingApplied to floor or joists. $2,860.76

	Quantity		Unit Price		Factor	=	Total
Installation	650.00	x	2.78	x	1.2757	=	2,305.19
Demolition	650.00	x	0.67	x	1.2757	=	555.57

(N) plywood at (N) dais

35 06 16 33 00 0020 0012 For Fire Retardant Treatment, Add $762.87

	Quantity		Unit Price		Factor	=	Total
Installation	650.00	x	0.92	x	1.2757	=	762.87

Subtotal for Dais **$11,108.87**

Demo

36 01 74 19 00 0016 EA 40 CY Dumpster (5 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material. $3,291.65

	Quantity		Unit Price		Factor	=	Total
Installation	3.00	x	860.09	x	1.2757	=	3,291.65

Haul away and disposal of demo'd material including lumber, millwork, countertops, flooring, base, electrical waste, and refuse.

37 02 41 16 13 0027 CF Reinforced Concrete Foundation Demolition $503.14

	Quantity		Unit Price		Factor	=	Total
Installation	20.00	x	19.72	x	1.2757	=	503.14

Partially demo area of concrete stairs to accommodate (N) ACC ramp at R side (stage Left)

38 06 41 13 00 0017 EA 48" Wide, 35" High x 23-3/4" Deep, Double Drawer and Double Door, Solid Maple Face Frame, Door and Drawer Front, Base Cabinet $2,253.14

	Quantity		Unit Price		Factor	=	Total
Installation	0.00	x	772.17	x	1.2757	=	0.00
Demolition	20.00	x	88.31	x	1.2757	=	2,253.14

Demo (E) millwork. Close match to (E) millwork, approximately 50'L x 43-3/4"H x 36"D

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Demo

39	09 68 16 00 0020	SY	0.250" Thick, 16 Lb./CF, Froth Polyurethane Foam Rubber Carpet Padding								$611.43
				Quantity		Unit Price		Factor	=	Total	
			Installation	0.00	x	23.13	x	1.2757	=	0.00	
			Demolition	167.00	x	2.87	x	1.2757	=	611.43	
			Remove (E) carpet flooring and pad at stairs and upper area only								
40	09 68 16 00 0177	SY	BELLCOURT CLASSICBAC® 36 Ounce, Patterned, Nylon Broadloom Carpet								$5,692.48
				Quantity		Unit Price		Factor	=	Total	
			Installation	0.00	x	69.26	x	1.2757	=	0.00	
			Demolition	167.00	x	26.72	x	1.2757	=	5,692.48	
			Remove (E) carpet flooring and pad at stairs, upper area, and dais only.								

Subtotal for Demo **$12,351.84**

Finishes

41	03 54 16 00 0005	SF	1/2" Thick Self Leveling Cementitious Underlayment For FloorsIncluding Surface Preparation								$12,518.56
				Quantity		Unit Price		Factor	=	Total	
			Installation	1,743.00	x	5.63	x	1.2757	=	12,518.56	
			Floor leveling required at stage floor, dais, and stairs prior to installing (N) flooring.								
42	04 42 43 00 0006	SF	2-1/4" Thick Marble Facing Panels								$29,712.84
				Quantity		Unit Price		Factor	=	Total	
			Installation	220.00	x	86.40	x	1.2757	=	24,248.51	
			Demolition	220.00	x	19.47	x	1.2757	=	5,464.33	
			(N) decorative tiles/panels on front face of 10 (N) workstations (installed on the workstations, on the side facing audience), closest match of style to (E)								
43	05 55 16 00 0014	LF	1-7/8" Depth, 1/4" Thick, 1-1/8" Lip, Aluminum/Ceramic Grit Coating, Extruded Aluminum Nosing								$5,064.98
				Quantity		Unit Price		Factor	=	Total	
			Installation	153.00	x	25.95	x	1.2757	=	5,064.98	
			Stair nosing								
44	09 39 00 00 0018	SF	5/8" Tile Substrate And Building Panel (Schluter® KERDI BOARD)								$3,227.52
				Quantity		Unit Price		Factor	=	Total	
			Installation	220.00	x	10.61	x	1.2757	=	2,977.74	
			Demolition	220.00	x	0.89	x	1.2757	=	249.78	
			Backing for (N) (N) decorative tile at 10 (N) workstations front face (side facing audience)								
45	09 64 13 00 0020	SF	4mm Thick, Polyvinyl Chloride (PVC) Underlayment For Laminate And Wood Flooring (Mats Inc. Underfloor QC)								$12,429.62
				Quantity		Unit Price		Factor	=	Total	
			Installation	1,743.00	x	5.59	x	1.2757	=	12,429.62	
			(N) underlayment at upper area, AND STAIRS								
46	09 64 29 00 0037	SF	0.625" Thick x 7.44" Wide Engineered Wood Flooring (DuChateau - Riverstone Collection)								$79,669.62
				Quantity		Unit Price		Factor	=	Total	
			Installation	1,743.00	x	35.83	x	1.2757	=	79,669.62	
			(N) flooring at upper area AND STAIRS								
47	09 65 13 13 0021	LF	4" High, 1/8" Thick, Type TS Thermoset Vulcanized Rubber Wall Base, All Colors								$889.67
				Quantity		Unit Price		Factor	=	Total	
			Installation	110.00	x	5.18	x	1.2757	=	726.89	
			Demolition	110.00	x	1.16	x	1.2757	=	162.78	
			Replace 4" rubber base at upper area only, match (E)								

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Finishes

48 09 74 16 00 0008 SF 1/32" Thick, Flexible Fir Wood Veneer $8,276.74

	Quantity		Unit Price		Factor		Total
Installation	400.00	x	12.92	x	1.2757	=	6,592.82
Demolition	400.00	x	3.30	x	1.2757	=	1,683.92

At Right side (Stage Left) near the handrail, there is damaged paneling/wall covering on the wall. This material is from floor to ceiling.
Replace damaged wall paneling at 1 wall, approximately 20'W x 20'H

49 12 36 61 16 0006 SF 1/2" Thick, Solid Color, Solid Surface Countertop With 4" Backsplash $22,265.30

	Quantity		Unit Price		Factor		Total
Installation	190.00	x	80.83	x	1.2757	=	19,591.82
Demolition	190.00	x	11.03	x	1.2757	=	2,673.48

(N) countertop layout, approximately 50' x 3', with 56' x 8" upper countertop (150SF + 40SF)

Subtotal for Finishes **$174,054.85**

Flooring

50 09 65 13 36 0005 LF 1/4" To 1/8" Material, Narrow, Vinyl, Slim Line Transition (Johnsonite SLT-XX-A) $236.51

	Quantity		Unit Price		Factor		Total
Installation	60.00	x	3.09	x	1.2757	=	236.51

Transition where (E) CPT meets (N) flooring

51 09 65 13 36 0005 0144 For >40 To 80, Add $19.14

	Quantity		Unit Price		Factor		Total
Installation	60.00	x	0.25	x	1.2757	=	19.14

Subtotal for Flooring **$255.65**

Handrail

52 05 73 23 00 0005 LF Stainless Steel Ornamental Handrail Vertical Square Bars At 6", Shaped Top Rail, Up To 42" High $4,511.69

	Quantity		Unit Price		Factor		Total
Installation	12.00	x	294.72	x	1.2757	=	4,511.69

(N) ADA compliant Handrails at (N) landing, approximately 12LF

Subtotal for Handrail **$4,511.69**

Landing

53 05 55 13 00 0025 SF 5/16" Thick, Abrasive Cast Aluminum Landing Treads $3,920.48

	Quantity		Unit Price		Factor		Total
Installation	30.00	x	102.44	x	1.2757	=	3,920.48

At (N) landing per approved design

54 05 55 13 00 0025 0217 MOD For 3/8" Thick, Add $887.12

	Quantity		Unit Price		Factor		Total
Installation	30.00	x	23.18	x	1.2757	=	887.12

55 06 43 13 00 0018 SF Framed Stair Landings, 3/4" Plywood Surface, Per SF Of Landing $1,753.19

	Quantity		Unit Price		Factor		Total
Installation	30.00	x	45.81	x	1.2757	=	1,753.19

At (N) landing per approved design

Subtotal for Landing **$6,560.79**

Moisture Test

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Moisture Test

56	01	45	23	00 0147		EA	Concrete Slab, Moisture Emission Determination For Floor Covering On Existing Concrete					$205.76
						Installation	Quantity 1.00	x	Unit Price 161.29	x	Factor 1.2757	= Total 205.76
							Moisture test (E) concrete slab prior to (N) flooring installation					

Subtotal for Moisture Test **$205.76**

Paint

57	09	91	23	00 0067		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls					$2,423.83
						Installation	Quantity 2,500.00	x	Unit Price 0.76	x	Factor 1.2757	= Total 2,423.83
							PRIME AUDIENCE AREA Approximately 52’ X 35’, 20’5”H 35’ x 20.5 = 717 SF (Side 1) 35’ x 20.5 = 717 SF (Side 2) 52’ x 20.5 = 1,066 SF (Back)					
58	09	91	23	00 0067		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls					$2,724.38
						Installation	Quantity 2,810.00	x	Unit Price 0.76	x	Factor 1.2757	= Total 2,724.38
							Prime walls at upper area only					
59	09	91	23	00 0067	0259		For Orange Peel Finish, Add					$294.69
						Installation	Quantity 2,310.00	x	Unit Price 0.10	x	Factor 1.2757	= Total 294.69
60	09	91	23	00 0067	0275	MOD	For Work >15' To 20' Above Floor, AddApplied only to work area above 15' to 20'.					$59.19
						Installation	Quantity 580.00	x	Unit Price 0.08	x	Factor 1.2757	= Total 59.19
61	09	91	23	00 0069		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls					$4,879.55
						Installation	Quantity 2,500.00	x	Unit Price 1.53	x	Factor 1.2757	= Total 4,879.55
							PAINT AUDIENCE AREA Approximately 52’ X 35’, 20’5”H 35’ x 20.5 = 717 SF (Side 1) 35’ x 20.5 = 717 SF (Side 2) 52’ x 20.5 = 1,066 SF (Back)					
62	09	91	23	00 0069		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls					$5,484.62
						Installation	Quantity 2,810.00	x	Unit Price 1.53	x	Factor 1.2757	= Total 5,484.62
							Paint walls at upper area only					
63	09	91	23	00 0069	0259		For Orange Peel Finish, Add					$716.94
						Installation	Quantity 2,810.00	x	Unit Price 0.20	x	Factor 1.2757	= Total 716.94
64	09	91	23	00 0069	0275		For Work >15' To 20' Above Floor, AddApplied only to work area above 15' to 20'.					$169.16
						Installation	Quantity 780.00	x	Unit Price 0.17	x	Factor 1.2757	= Total 169.16

Subtotal for Paint **$16,752.36**

Reimbursable

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Reimbursable

65	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						$18,406.73
					Quantity		Unit Price		Factor	=	Total
				Installation	16,733.39	x	1.00	x	1.1000	=	18,406.73
				Bond fees: calculated at 2% of total amount for proposal value of $836,669.77							

Subtotal for Reimbursable **$18,406.73**

Rough Carpentry

66	06 11 16 00 0019		LF	2" x 8" Pressure Treated Wood Floor Joist							$5,697.66
					Quantity		Unit Price		Factor	=	Total
				Installation	990.00	x	3.39	x	1.2757	=	4,281.38
				Demolition	910.00	x	1.22	x	1.2757	=	1,416.28
				Reconfigure stage and stairs shape/layout per updated approved plan							
67	06 16 33 00 0020		SF	3/4" CD Grade Plywood Floor DeckingApplied to floor or joists.							$8,178.51
					Quantity		Unit Price		Factor	=	Total
				Installation	1,800.00	x	2.78	x	1.2757	=	6,383.60
				Demolition	2,100.00	x	0.67	x	1.2757	=	1,794.91
				Reconfigure stage and stairs shape/layout per updated approved plan.							
68	06 16 33 00 0020	0027		For >1,696 To 3,200, Deduct							-$160.74
					Quantity		Unit Price		Factor	=	Total
				Installation	1,800.00	x	-0.07	x	1.2757	=	-160.74
69	06 16 33 00 0020	0037		For BC Grade Plywood, Add							$390.36
					Quantity		Unit Price		Factor	=	Total
				Installation	1,800.00	x	0.17	x	1.2757	=	390.36

Subtotal for Rough Carpentry **$14,105.79**

Section - 12

70	12 01 60 00 0014		EA	Removal And Reinstallation Of Existing Auditorium Seat In Concrete FloorIncludes drilling and fasteners.							$12,801.08
					Quantity		Unit Price		Factor	=	Total
				Installation	135.00	x	74.33	x	1.2757	=	12,801.08
				Remove and reinstall (E) seating to install (N) carpet flooring. SEATS TO R&R FOR CPT SIDE 1 11 seats x 3 rows = 33 , 12 seats x 3 rows = 36. SIDE 2 6 seats x 11 rows = 66. 33 + 36 + 66 = QTY 135						
71	12 01 60 00 0014	0063	MOD	For Epoxy Anchor Mounting With Anchor Caps, Add							$5,538.58
					Quantity		Unit Price		Factor	=	Total
				Installation	135.00	x	32.16	x	1.2757	=	5,538.58
				Add Epoxy mounting and caps							

Subtotal for Section - 12 **$18,339.66**

Stairs

72	06 11 16 00 0150		LF	2" x 12" Pressure Treated Wood Stair Stringer							$80.90
					Quantity		Unit Price		Factor	=	Total
				Installation	6.00	x	10.57	x	1.2757	=	80.90
				(N) Stair stringers, 1 at each side of stairs							

Subtotal for Stairs **$80.90**

Work Order Number: 139111.00
Work Order Title: City of Compton Council Chambers Remodeling Project

Wall Patch

73	09 01 20 91 0018	SF	Up To 10 SF, Cut And Patch Hole In Plaster To Match Existing		$14,088.83

	Quantity		Unit Price		Factor	=	Total
Installation	550.00	x	20.08	x	1.2757	=	14,088.83

Previously incorrectly identified as drywall, Patch (E) plaster walls at multiple locations at upper area

Subtotal for Wall Patch **$14,088.83**

Workstations

74	10 14 53 11 0282	EA	Signage Fasteners ReplacementIncludes two 5/16" x 2" long bolts, two 5/16" nuts And four 5/16" washers		$226.63

	Quantity		Unit Price		Factor	=	Total
Installation	11.00	x	16.15	x	1.2757	=	226.63

(N) Fasteners at (E) name signs, 11 name signs, reuse (E) signs, close match. NOTE: There are currently 9 signs, we assume 2 more will be created for the 2 additional work stations added to the scope.

75	12 59 16 00 0291	EA	Private Office, Type 2, Components Only (Steelcase PO-2 COMP LH/RH)Labor cost is for installation of complete workstation including components, wall panels, power kit, furniture, etc.		$255,595.30

	Quantity		Unit Price		Factor	=	Total
Installation	10.00	x	20,035.69	x	1.2757	=	255,595.30

Note: These workstations are not just "desks", this is custom built furniture made to spec.

(10) (N) workstations, 6 on top (N) dais, 4 down in front. Each complete with power outlet, internet cable outlet, area for monitor, and desk area.
Close match to description from PM, visual (E), and cost of custom made furniture.

Subtotal for Workstations **$255,821.93**

Proposal Total **$855,076.50**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: **%**

Subcontractor Listing

Date: March 31, 2025

Re:

IQC Master Contract #:	CA-R8-GB-101723-ACI
Work Order #:	139111.00
Owner PO #:	
Title:	City of Compton Council Chambers Remodeling Project
Contractor:	Angeles Contractor Inc.
Proposal Value:	$855,076.50

Name of Contractor	Duties	Amount	%
No Subcontractors have been selected for this Work Order		$0.00	0.00

PROFESSIONAL SERVICE AGREEMENT
BETWEEN
CITY OF COMPTON
AND
ANGELES CONTRACTOR, INC.

This **AGREEMENT** is entered into on this _____ day of _____, 2025, by and between the **CITY OF COMPTON**, a municipal corporation of the State of California, hereinafter referred to as the **CITY OF COMPTON** and **ANGELES CONTRACTOR, INC.,** hereinafter referred to as **CONTRACTOR**.

RECITALS

WHEREAS, the **CITY OF COMPTON**'s City Council Chambers needs to be renovated to be become ADA Compliant.

WHEREAS, by Resolution No. _____, adopted on the _____ day of _____, 2025, the City Council approved the proposal for the **CONTRACTOR** and to enter into a contract with such **CONTRACTOR**; and

NOW THEREFORE, the **CITY OF COMPTON** and the **CONTRACTOR** mutually agree as follows:

AGREEMENT

1. SERVICES TO BE PERFORMED BY CONTRACTOR:

CONTRACTOR shall perform to the **CITY OF COMPTON'S** satisfaction the task outlined in the Scope of Work, marked as ATTACHMENT "A". Contractor is to supply all labor, equipment, and transportation required for successful execution of the work.

CONTRACTOR AS INDEPENDENT CONTRACTOR - It is expressly agreed and understood that the **CONTRACTOR** is an Independent Contractor, and is in no respect an agent, servant or employee of the CITY OF COMPTON. This contract specifies the work to be done; and, the **CONTRACTOR** is disposed to carry out the work by his own means and methods.

SUBCONTRACTOR - CONTRACTOR may not subcontract services to be performed under this contract, without the CITY OF COMPTON'S expressed written approval.

ASSIGNMENT – The **CONTRACTOR** shall not sublet, assign, nor by any means of stock transfer sale of its business, assign or transfer this contract without the written consent of the **CITY OF COMPTON**. This provision is not intended to restrict or limit the **CONTRACTOR'S** discretion in the sale of its stock or assets, but is intended only to limit transfer or assignment to a successor that is subject to the **CITY OF COMPTON'S** reasonable approval.

DRAFT

2. PAYMENT FOR SERVICES:

CITY OF COMPTON agrees to pay, and **CONTRACTOR** agrees to accept in full payment for this work of improvement, the stipulated sum of **One Million, Twenty-Six Thousand, Ninety-One Dollars and Eighty Cents ($1,026,091.80).**

CONTRACTOR agrees to the **Twenty (20%) retention fee of One Hundred Seventy-One Thousand, Fifteen Dollars and Thirty Cents ($171,015.30),** for a total amount not to exceed **One Million, Twenty-Six Thousand, Ninety-One Dollars and Eighty Cents ($1,026,091.80)** by the **CITY OF COMPTON** until at least thirty-five (35) calendar days after the project is completed and accepted by the **CITY OF COMPTON** and the **"Notice of Completion"** is submitted to the County Recorder.

CONTRACTOR agrees to commence construction of the work provided for herein within **ten (10) calendar days** after the **"Notice-to-Proceed",** and to continue in a diligent and worker-like manner without interruption and to complete the construction thereof within **Twenty-Five (25) calendar days**.

3. COMPLIANCE WITH LAWS:

CONTRACTOR shall comply with all Federal, State and City laws relating to wages and hours; and all other applicable laws concerning the health, safety, and welfare of employees.

4. PERMITS AND LICENSES:

CONTRACTOR, upon execution of this Agreement, at its own expense, during the term of this Agreement shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of service by **CONTRACTOR**.
Upon execution of this Agreement, the **CONTRACTOR** shall show evidence of a **CITY OF COMPTON** business license permit in conformance with ***Section 9-1.2*** of the ***Compton Municipal Code***.

The contractor acknowledges that in entering into this Agreement, the City is relying on the contractor's special skills and experience to perform the services in accordance with generally accepted standards of professional practice. While performing the services, Contractor agrees to perform all the said services and furnish all the necessary materials at its own cost and expense necessary to complete said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances and to the reasonable satisfaction of the City.

Contractor services hereunder shall be performed in good, workmanlike and professional manner. Contractor shall be responsible for correcting and completing all errors and omissions related to the services provided by the Contractor for this Agreement at no additional cost to the City. "Errors" and "Omissions" for purposes of this paragraph are defined to mean a failure by the Contractor to meet the standards of

DRAFT

its profession as set forth in the preceding paragraph. The acceptance of the services by City does not release Contractor from these obligations.

Contractor will be responsible for employing or engaging all persons necessary to perform the services. All of Contractor's staff will be qualified by training and experience to perform their assigned tasks. Contractor will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and sub-contractors, if any, and will keep the services under its control. On request of City, if any employee or sub-contractor of Contractor fails or refuses to carry out the provisions of this Agreement or appears to be incompetent or to act in a disorderly or improper manner, Contractor will discharge said employee or sub-contractor from performing services pursuant to provisions of this Agreement.

Alex Cho of Contractor, shall be primarily responsible for representing Contractor in performance of this Agreement.

Nebraska Jones, Director of General Services, or his/her authorized designee, of the **General Services Department**, is hereby designated as the City's Representative for this Project/Agreement.

5. DURATION OF CONTRACT: The Contractor shall commence services requested by the City on issuance of Notification to Proceed from the City to Contractor to perform, in a diligent and professional manner, those services requested and required pursuant to this Agreement and work must be completed by **Date to be added.**

Contractor will generally adhere to any schedule set forth by the City provided, that City will grant reasonable extensions of time for the performance of the services occasioned by unusually lengthy governmental reviews of Contractor's work product or other unavoidable delays occasioned by unforeseen circumstances; provided, further, that such unavoidable delay will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Contractor's officers or employees.

Contractor acknowledges the importance to City of City's schedule and agrees to put forth its best professional efforts to perform the services in a manner consistent with that schedule. City understands, however, that Contractor's performance must be governed by sound practices. Contractor will work such overtime or engage such personnel and equipment as necessary to maintain the schedule, without additional compensation.

6. COMPENSATION: The method of payment for this Contract will be on a fee-for-service basis as specified within the Contractor's "Quote/Proposal" which is incorporated herein. The total price paid to the Contractor will include compensation for all work, including travel, materials, supplies, vendor services, expenses, and subcontracted work in the total amount not to exceed **One Million, Twenty-Six Thousand, Ninety-One Dollars and Eighty Cents ($1,026,091.80).** No additional compensation will be paid to the Contractor unless there is a change in the scope of the work or the scope of the project. In the instance of a change in the scope of work or scope of the project, adjustment to the total compensation will be negotiated between the Contractor and the City. Adjustment in the total compensation will not be effective until authorized and approved in writing by the Parties.

Invoices shall be submitted no later than 45 calendar days after the performance of work for which the Contractor is billing. Invoices shall detail the work performed on

DRAFT

each task as applicable. Invoices shall be delivered or mailed to the **General Services Department** at the following address: City of Compton, 205 South Willowbrook Avenue, Compton, California 90220.

In the event of termination, the Contractor shall be entitled to compensation for the undisputed reasonable value of services performed to the effective date of termination, including any non-cancellable obligations incurred prior to termination; provided, however, that the City may condition payment of such compensation upon the Contractor's delivery to the City of any and all City property, documents, reports, records, materials and work product associated with the performance of this Agreement.

7. OWNERSHIP OF MATERIALS: All product produced by Contractor or its agents, employees, and subcontractors pursuant to this Agreement (the "Work Product") is the property of City. In the event this Agreement is terminated, all Work Product produced by Contractor or its agents, employees and subcontractors pursuant to this Agreement will be delivered to City pursuant to the termination clause of this Agreement.

The Work Product may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem advisable, without further employment of or payment of any compensation to Contractor; provided, however, that if this Agreement is terminated for any reason prior to completion of the Project and if under such circumstances City uses, or engages the services of and directs another contractor to use the Work Product, City agrees to hold Contractor harmless from any and all liability, costs, and expenses relative to claims arising out of matters and/or events which occur subsequent to the termination of this Agreement as a result of causes other than the fault or negligence of Contractor, or anyone for whose acts it is responsible, in preparation of the Work Product. Contractor will not be responsible for deficiencies attributable to modifications of the Work Product performed by others, or that arise from use of the Documents in connection with a project or site other than that shown in the Work Product.

8. INDEPENDENT CONTRACTOR STATUS: Contractor, its officers, employees, subcontractors, agents and volunteers (collectively hereinafter the "Contractor"), is a wholly independent Contractor and not an officer, employee, subcontractor or agent of the City of Compton, and is not authorized to act on behalf of the City. Neither the City nor any of its officers, employees, agents or volunteers shall have any control over the conduct of the Contractor, except as expressly set forth in this Contract. Contractor expressly warrants that while engaged in carrying out and complying with any terms and conditions of this Contract that Contractor shall not at any time or in any manner, represent that Contractor is in any manner officers, employees, agents or volunteers, joint venture or partner of the City. Contractor shall obtain no rights to retirement, health care or any other benefit that accrue to City officials, officers, or employees. Contractor expressly waives any claim to such rights. Contractor will not be eligible for any employee benefits, nor will City make deductions from any amounts payable to Contractor of taxes or insurance. All payroll and employment taxes, insurance, and benefits shall be the sole responsibility of Contractor. Contractor retains the right to provide services for others during the term of this Contract.

The payment(s) made to Contractor pursuant to the Agreement will be the full and complete compensation to which Contractor is entitled. City will not make any federal or state tax withholdings on behalf of Contractor or its agents, employees or subcontractors. City will not pay any workers' compensation insurance, retirement

DRAFT

contributions or unemployment contributions on behalf of Contractor or its employees or subcontractors. Contractor agrees to indemnify and pay City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City may be required to make on behalf of Contractor or any agent, employee, or Contractor of Contractor for work done under this Agreement. At the City's election, City may deduct the amounts paid pursuant to this Section, from any balance owing to Contractor.

9. SUCCESSORS, ASSIGNMENT AND DELEGATION: City and the Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other hereto and to partners, successors, assigns and legal representatives of such other party in respect to all covenants, agreements and obligations contained in this Agreement.

The expertise and experience of Contractor are material considerations for this Agreement. Contractor shall not assign or transfer any interest in this Agreement or the performance of any of Contractor's obligations under this Agreement without the prior written consent of the City. Any attempted assignment or transfer of any of Contractor's rights, duties or obligations arising under this Agreement shall be null and void.

10. NONDISCRIMINATORY EMPLOYMENT PRACTICES: During the performance of this Agreement, the Contractor agrees not to discriminate against any employee or applicant for employment because of race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, sex, creed, color, religion, age, sexual orientation, marital status, national origin, political affiliation, handicap or belief in accordance with requirements of City, State or Federal laws and regulations. Such actions shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoffs or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees, applicants and subcontractors for employment, notices setting forth the provisions of this non-discrimination clause.

In the event of the Contractor's non-compliance with the non-discrimination clause of this Agreement, this Agreement may be immediately canceled, terminated or suspended in whole or in part.

11. SUBCONTRACTING: Contractor's services are unique and personal. Except as may be specified in Contractor's Proposal and agreed to by the City, Contractor will not subcontract any portion of the services without prior written approval of City Manager or his/her designee. If Contractor subcontracts any of the services, Contractor will be fully responsible to City for the negligent acts, errors and omissions of Contractor's subcontractor and of the persons either directly or indirectly employed by the subcontractor, as Contractor is for the negligent acts and omissions of persons directly employed by Contractor. Nothing contained in this Agreement will create any contractual relationship between any subcontractor of Contractor and City. Contractor will be responsible for payment of subcontractors. Contractor will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement

DRAFT

applicable to Contractor's work unless specifically noted to the contrary in the subcontract and approved in writing by City.

12. OTHER CONTRACTORS: The City reserves the right to employ other Contractors in connection with the services.

13. INDEMNIFICATION: Contractor shall indemnify and save harmless the City, its officials, officers, employees, agents and volunteers (collectively hereinafter the "City"), against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of the City and shall indemnify and save the City from any and all liability and expense including reimbursement of reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Workers' Compensation claims, of or by anyone whomsoever to the extent resulting from or arising out of the negligent, reckless or willful misconduct for the Contractor, its officers, employees, sub-contractors, subcontractors or agents in the performance of the duties undertaken by Contractor pursuant to this Agreement.

This indemnification and hold harmless obligation do not extend to claims arising out of the negligence or willful misconduct of the City.

14. INSURANCE: Without limiting the Contractor's indemnification of the City, Contractor shall obtain and maintain, at its cost and expense, for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the services by Contractor or Contractor's agents, representatives, employees or subcontractors. The insurance will be obtained from an insurance carrier admitted and authorized to do business in the State of California. Such evidence shall specifically identify this Agreement and shall contain express conditions that the City is to be given written notice at least thirty (30) days in advance of any termination or implementation of a reduction of limits or material change of insurance coverage as specified herein. Failure on the part of the Contractor to procure or maintain insurance shall constitute a material breach upon which the City may immediately terminate this Agreement. All insurance required hereunder shall be primary with respect to any insurance maintained by the City.

COVERAGE'S AND LIMITS: Contractor will maintain the types of coverage's and minimum limits indicated below, unless the Risk Manager or City Manager, in consultation with the City Attorney approves a lower amount. These minimum amounts of coverage will not constitute any limitations or cap on Contractor's indemnification obligations under this Agreement. City, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Contractor pursuant to this Agreement are adequate to protect Contractor. The coverage will contain no special limitations on the scope of its protection to the below-designated insureds except for Workers Compensation and errors and omissions insurance. Contractor will obtain occurrence coverage, excluding Professional Liability, which will be written as claims-made coverage. If Contractor believes that any required insurance coverage is inadequate, Contractor will obtain such additional insurance coverage, as Contractor deems adequate, at Contractor's sole expense.

14.1 Commercial General Liability Insurance $1,000,000 combined single-limit per occurrence for bodily injury, personal injury and property damage. If the submitted policies contain aggregate limits, general aggregate limits will apply separately

DRAFT

to the work under this Agreement or the general aggregate will be twice the required per occurrence limit.

14.2 Workers' Compensation and Employer's Liability. Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of $1,000,000 per accident for bodily injury. Workers' Compensation and Employer's Liability insurance will not be required if Contractor has no employees and provides, to City's satisfaction, a declaration stating this.

14.3 Professional Liability. Errors and omissions liability appropriate to Contractor's profession with limits of not less than $1,000,000 per claim. The coverage shall also provide an extended two (2) year reporting period commencing upon termination or cancellation of this Agreement.

14.4 Endorsements. For Commercial General Liability Insurance, Contractor will ensure that the policies are endorsed to name the City of Compton and its respective elected and appointed officers, officials, employees, agents and volunteers as "additional insured's" with respect to liability arising out of the activities of the Contractor. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City. ***Prior to City's execution of this Agreement, Contractor will furnish certificates of insurance and endorsements to City.***

14.5 Waiver of Subrogation. The policies shall contain a waiver of subrogation for the benefit of City.

15. PERMITS AND LICENSES. Contractor, at its own expense, during the term of this Agreement, shall obtain and maintain all appropriate business and professional permits, licenses and certificates that may be required in connection with the performance of services by the Contractor. Upon execution of this Agreement, the Contractor shall show evidence of a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code*.

16. MAINTENANCE OF RECORDS. Contractor will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Contractor will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Contractor will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years, or longer if required by law, from the date of final payment under this Agreement.

17. WARRANTIES. Contractor represents (i) that Contractor has no obligations, legal or otherwise, inconsistent with the terms of this Agreement or with Contractor's undertaking this relationship with City, (ii) will exercise the professional standard of care in the performance of the services called for by this Agreement not violate any applicable law, rule or regulation or any proprietary or other right of any third party, (iii) that Contractor will not use in the performance of his responsibilities under this Agreement any confidential information or trade secrets of any other person or entity and (iv) that Contractor has not knowingly entered into or will enter into any agreement (whether oral or written) in conflict with this Agreement.

18. GENERAL COMPLIANCE WITH LAWS. Contractor will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect

DRAFT

those employed by Contractor, or in any way affect the performance of the services by Contractor. Contractor will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the services with all applicable laws, ordinances and regulations. In the event the Contractor encounters any conflict between such laws and ordinances, Contractor shall notify the City in writing and the parties agree to work cooperatively to resolve the conflict.

19. TERMINATION. In the event of the Contractor's failure to prosecute, deliver, or perform the services, after giving written notice of default and ten (10) days to correct the same, then, in addition to any other remedies, City may terminate this Agreement for nonperformance by notifying Contractor in writing. City will make a determination of fact based upon the work product delivered to City and of the percentage of work that Contractor has performed which is usable and of worth to City in having the Agreement completed. Based upon that finding City will determine the final payment of the Agreement. In the event City elects to terminate, City will have the right to immediate possession of all Work Product and work in progress prepared by Contractor, whether located at the project site, at Contractor's place of business, or at the offices of a sub-contractor.

The City's obligation is payable only from funds appropriated for the purpose of this Agreement. All funds for payments after the end of the current fiscal year are subject to the City's legislative appropriation for this purpose. In the event this Agreement extends into succeeding fiscal year periods and the City Council does not allocate sufficient funds for the next succeeding fiscal year payments, this Agreement shall terminate immediately upon written notice from the City.

Either Party, upon tendering ten (10) calendar days written notice to the other Party, may terminate this Agreement for convenience. In this event and upon request of City, Contractor will assemble the work product without charge and put it in order for proper filing and closing and deliver it to City. Contractor will be paid for work performed to the termination date; however, the total will not exceed the lump sum fee payable under this Agreement. City will make the final determination as to the portions of tasks completed and the compensation to be made.

20. FORCE MAJEURE. In the event that performance by either party is rendered impossible (permanently or temporarily) due to acts of war, acts of terrorism, fires, floods, epidemics, quarantine restrictions, or other natural occurrences, strikes, work slowdowns, lockouts (other than lockout by Contractor), or other similar acts to those described above or other causes beyond the reasonable control of such party, and without fault or negligence, said event shall excuse performance by such party, or in the case of temporary impossibility, shall excuse performance only for a period commensurate with the period of impossibility. Notwithstanding the foregoing, City shall have the right to terminate this Agreement upon any event that renders performance impossible. In such case, City shall be responsible for payment of compensation for the reasonable value of services rendered to the point at which this Agreement is terminated, but in no event to exceed the total lump sum fee payable under this Agreement.

21. COVENANTS AGAINST CONTINGENT FEES. Contractor warrants that Contractor has not employed or retained any company or person, other than a bona fide employee working for Contractor, to solicit or secure this Agreement, and that Contractor has not paid or agreed to pay any company or person, other than a bona fide employee,

DRAFT

any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to terminate this Agreement for nonperformance, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

22. **CERTIFICATIONS.** The Contractor, under penalty of perjury, certifies that, except as noted below,
he/she/it or any other person associated therewith in the capacity of owner, partner, director, officer,
manager:

a. Is not currently under suspension, debarment, voluntary exclusion, or determination of ineligibility by any Federal, State or local agency; and
b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any
Federal, State or local agency within the past 3 years; and
c. Does not have a proposed debarment pending; and
d. Has not been indicted, convicted, or had a civil judgment rendered against him/her/it by a
court of competent jurisdiction in any matter involving fraud or official misconduct in connection with obtaining, attempting to obtain, or performing a public (Federal, state or local) transaction or contract under a public transaction; violation of Federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property within the past 3 years; and
e. Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in the preceding paragraph; and
f. Have not had one or more public transactions (Federal, State or local) terminated for cause or default within the past 3 years.

If there are any exceptions to this certification, insert the exceptions in the following space.

[Supply exceptions on separate page]

For any exception noted above, indicate below to whom it applies, initiating agency, and dates of action.

[Attach separate page]

These certifications are a material representation of fact upon which reliance was placed when this transaction was made or entered into. The above certifications are part of this Contract. Signing this Contract on the signature portion thereof shall also constitute signature of the above Certifications.

DRAFT

Alex Cho **Date**

23. JURISDICTION, VENUE AND GOVERNING LAW. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the Parties waive all provisions of law providing for a change of venue in these proceedings to any other county. This agreement will be governed by the laws of the State of California.

24. TESTIMONY. Contractor will testify at City's request if litigation is brought against City in connection with Contractor's services under this agreement. Unless the action is brought by Contractor, or is based upon Contractor's actual or alleged negligence or other wrongdoing, City, upon prior written agreement with Contractor will compensate Contractor for time spent in preparation for testimony, testimony, and travel at Contractor's standard hourly rates at the time of actual testimony.

25. WAIVERS. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Agreement or of any applicable law will not be deemed to be a waiver of such term, covenant, condition or law or of any subsequent breach or violation of same or of any other term, covenant, condition or law. The acceptance by either Party of any fee or other payment which may become due under this Agreement will not be deemed to be a waiver of any preceding breach or violation by the other Party of any term, covenant, or condition of this Agreement or any applicable law.

26. AUTHORITY. The individuals executing this Agreement and the instruments referenced in it on behalf of Contractor each represent and warrant that they have the legal power, right and actual authority to bind Contractor to the terms and conditions of this Agreement.

27. SEVERABILITY. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

28. CONFIDENTIALITY. All documents, reports, information, data, and exhibits prepared or assembled by Contractor in connection with the performance of the Services pursuant to the Agreement are confidential until released by the City to the public, and the Contractor will not make any of these documents or information available to any individual or organization not employed by the Contractor or the City without the written consent of the City before any such release.

29. AMENDMENTS. This Agreement may be modified or amended only be written document executed by both Contractor and City's City Manager and approved as to form by the City Attorney. Such document shall expressly state that it is intended by the parties to amend the terms and conditions of this Agreement.

DRAFT

30. ENTIRE AGREEMENT. This Agreement, together with any other written document referred to or contemplated by it embody the entire Agreement and understanding between the parties relating to the subject matter of it. The City Manager is authorized, in consultation with the City Attorney, to agree to non-material amendments to this Agreement. Neither this Agreement nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both parties.

31. NOTICE.

Any notices required or permitted under this Agreement shall be effective when delivered in person; and effective one (1) business day after delivery by facsimile transmission; and effective five (5) days after mailing by U.S. Mail, postage prepaid and properly addressed as follows:

A. CITY OF COMPTON:
CITY OF COMPTON
205 SOUTH WILLOWBROOK AVE
COMPTON, CA. 90220
ATTN: NEBRASKA JONES,
GENERAL SERVICES DIRECTOR
GENERAL SERVICE DEPARTMENT

B. CONSTRACTOR:
ANGELES CONTRACTOR, INC.
ATTN: ALEX CHO
783 PHILLIPS DRIVE
CITY OF INDUSTRY, CA 91748
(714) 443-3655

DRAFT

32. EXTENT OF AGREEMENT

This Agreement, together with the attachments, constitutes the entire understanding and agreement of the parties. This Agreement shall be constructed in accordance with, and governed by, the laws of the State of California.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on this day and year:

Date: _____ By: _____
Alex Cho, President
Angeles Contractor, Inc.

Date: _____ By: _____
Willie Hopkins, City Manager
City of Compton

Date: _____ By: _____
Legal Division
City of Compton

ATTEST:

By: _____ Date: _____
Satra D. Zurita, City Clerk
City of Compton

DRAFT

ATTACHMENT "A"

ANGELES CONTRACTOR, INC.

Detailed Scope of Work

1**. Demo Work**

a. Remove existing countertop and millwork completely and dispos

b. Remove existing platform and flooring completely

c. Remove existing AV system completely and reuse existing cable route for new installation

2. **Rough Carpentry Work**

a. Modify existing platform with new ADA ramp

- There is no engineered drawing

3. **Flooring Work**

a. Provide and install new flooring at entire area

- Remove existing auditorium chairs completely and store them for reuse
- Milliken Custom Carpet (High End carpeting with cushion backing)
- Provide and install new 4" base
- Provide and install 10" high rubber stringer @ wall on platform steps
- Including floor preparation (Skim coat)
- Provide a concrete moisture testing

4. **Painting**

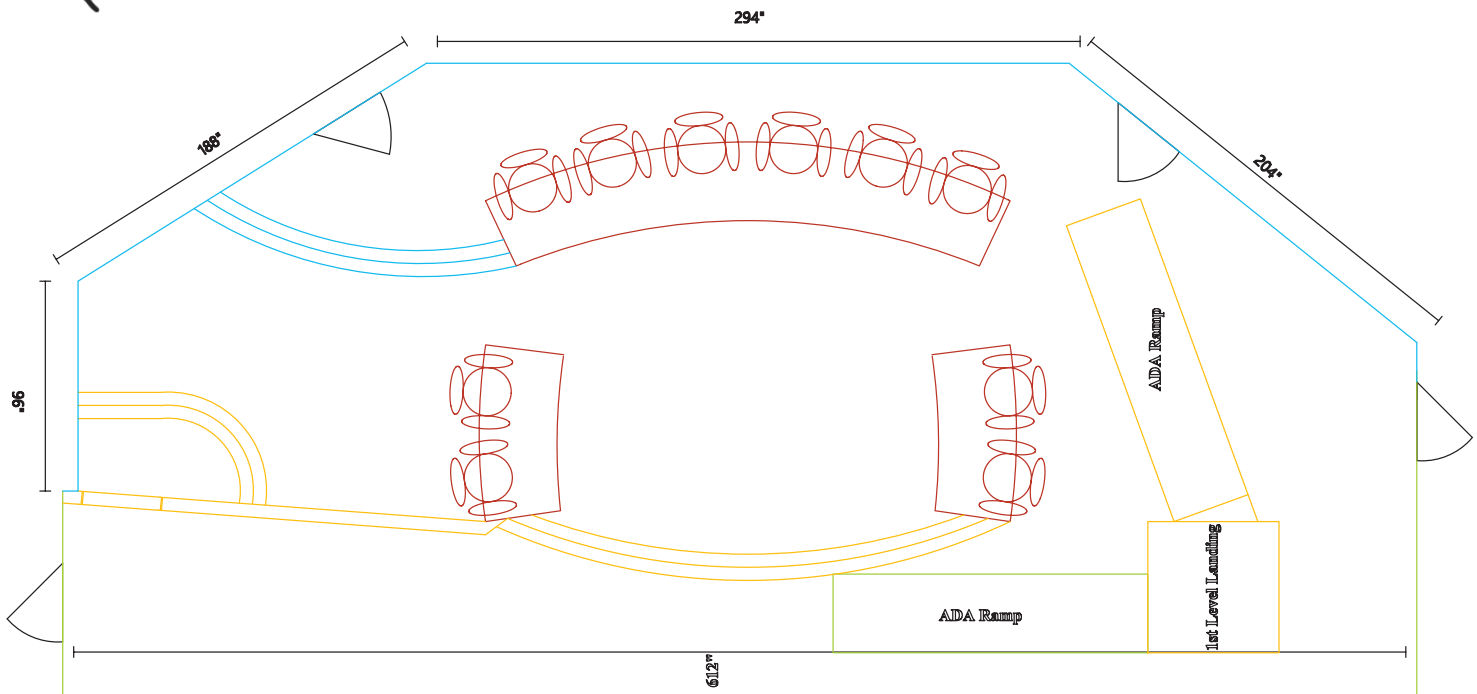
a. Apply 1 coat of primer and 2 coats of painting on entire wall

- Except for the City emblem
- Paint color/finish to be provided by the owner

5. **Mill Work**

- a. Fabricate and install new council seating area per shop drawing approved by the City

DRAFT



This is the rendering the CIty Manager

June 24, 2025

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE 2024-2025 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS AND ENTER INTO A MULTI-YEAR AGREEMENT WITH COMMLINE, INC THROUGH THE NASPO VALUEPOINT COOPERATIVE PURCHASING PROGRAM FOR THE PROCUREMENT, PROGRAMMING, AND SERVICING OF SIXTY-FIVE (65) LA-RICS-ENABLED PORTABLE UHF RADIOS TO SUPPORT AND ENHANCE COMMUNICATION CAPABILITIES WITHIN THE COMMUNITY IMPROVEMENT SERVICES DEPARTMENT ($217,530.50)**

SUMMARY

Adoption of the attached resolution will authorize the City Manager to amend the Fiscal Year 2024–2025 budget to transfer funds between accounts and enter into a three-year agreement with Commline, Inc., establish a purchase order in the amount of One Hundred Seventy Thousand Seven Hundred Thirty Dollars and Fifty Cents ($170,730.50) for the procurement, programming, and servicing of sixty-five (65) LA-RICS-enabled portable UHF radios and authorize the establishment of a second purchase order in the amount of Forty-Six Thousand Eight Hundred Dollars ($46,800) payable to the County of Los Angeles Treasurer and Tax Collector for the $20.00 monthly service fee per radio over a 36-month period, which includes network access, system maintenance, and support for the Los Angeles Regional Interoperable Communications System (LA-RICS) infrastructure.

BACKGROUND

On June 18, 2024, the City Council approved the purchase of (fifty) 50 two-way radios for the Community Improvement Services Department. Those radios operated on a cellular network and have recently begun to experience frequent connection issues which are beyond the City's control. The system operates on the same broadband system used by millions and while competing for space on bandwidths, the system slows down and sometimes crashes during times of disasters or emergencies.

The County-wide LA-RICS system has recently finalized its new user agreement and pricing. The LA-RICS is a unified web of communication that eliminates barriers to multi-jurisdictional responses and allows police, firefighters, paramedics, and public safety staff to communicate directly with users outside of their agency.

The new user agreement eliminates prior barriers that prevented the City from pursuing its usage in the past. This system is far superior to the current two-way radio system being used and will improve officer safety and enhance the City overall public safety efforts.

The two-way radio system will be transferred to other City departments (Parks and Recreation, Public Works, etc.) that may use them for communication purposes.

STATEMENT OF ISSUE

The Community Improvement Services Department is seeking to procure sixty-five (65) portable UHF radios enabled with the Los Angeles Regional Interoperable Communications System (LA-RICS), a secure and encrypted network designed for regional public safety communication. This system integrates with the Los Angeles County Sheriff's Department's encrypted network, enhancing interoperability and communication during emergencies across multiple jurisdictions. LA-RICS is a secure, encrypted regional public safety communications network established through a Joint Powers Agreement (JPA) among the County of Los Angeles, cities, municipalities, and other public safety agencies. This system allows first responders from different jurisdictions to communicate effectively during emergencies.

The new LA-RICS radios include a separate subscription service that integrates with the Los Angeles County Sheriff's Department's encrypted network, providing secure, reliable communication and eliminating the connection problems experienced with the prior cellular-based radios.

The City will utilize the NASPO ValuePoint cooperative purchasing program, administered by the National Association of State Procurement Officials (NASPO), to procure the radios through Commline, Inc., a NASPO-approved contractor. The contract includes the procurement, programming, and service of the radios for a cost of One Hundred Seventy-Thousand Seven Hundred Thirty Dollars and Fifty Cents $170,730.50, with a monthly service fee of $20 per radio covering network access, system maintenance, and LA-RICS infrastructure use, totaling Forty-Six Thousand Eight Hundred Dollars $46,800 over 36 months ($15,600 per year).

This multi-year agreement will significantly improve the Community Improvement Services Department's field communication, enhance interoperability with regional public safety agencies, and provide a secure, dependable communications platform.

Upon approval from the City Council the City Manager is authorized to prepare a budget amendment and transfer funds between accounts for an amount not to exceed One Hundred Seventy-Thousand Seven Hundred Thirty Dollars and Fifty Cents ($170,730.50) A second purchase order in the amount of Forty-Six Thousand Eight Hundred Dollars ($46,800) will be issued to the County of Los Angeles Treasurer and Tax Collector.

FISCAL IMPACT

The total cost for this purchase is not to exceed Two Hundred Seventeen Thousand Five Hundred Thirty Dollars and Fifty Cents ($217,530.50).

City Council shall authorize the City Manager to amend the 2024-2025 fiscal year budget transferring funds between accounts as follows:

Account Number		Description	Amount
From:	1004-610-000-4266	Contract Services	$170,730.50
To:	1004-610-000-4347	Communications Equipment	$170,730.50

Funds in the amount of Forty-Six Thousand Eight Hundred Dollars ($46,800) will be available in 2024-2025 Fiscal Year Budget, and allocated for the next 36 months in Account No. 1001-610-000-4250.

A purchase order shall be issued to Commline Inc. in the amount of One Hundred Seventy Thousand Seven Hundred Thirty Dollars and Fifty Cents ($170,730.50) from account number 1004-610-000-4347 for the procurement, programming, and servicing of sixty-five (65) LA-RICS-enabled portable UHF radios and a purchase order shall be issued to the County of Los Angeles Treasurer and Tax Collector from account number 1001-610-000-4250 in the amount of $46,800 for the monthly service fee per radio over a 36-month period.

RECOMMENDATION

Staff recommends Council approval of the attached Resolution.

ANTHONY WARD, DIRECTOR
COMMUNITY IMPROVEMENT SERVICES DEPARTMENT

APPROVED FOR FORWARDING:

WILLE A. HOPKINS
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE 2024-2025 FISCAL YEAR BUDGET TO TRANSFER FUNDS BETWEEN ACCOUNTS AND ENTER INTO A MULTI-YEAR AGREEMENT WITH COMMLINE, INC THROUGH THE NASPO VALUEPOINT COOPERATIVE PURCHASING PROGRAM FOR THE PROCUREMENT, PROGRAMMING, AND SERVICING OF SIXTY-FIVE (65) LA-RICS-ENABLED PORTABLE UHF RADIOS TO SUPPORT AND ENHANCE COMMUNICATION CAPABILITIES WITHIN THE COMMUNITY IMPROVEMENT SERVICES DEPARTMENT ($217,530.50)

WHEREAS, on June 18, 2024, the City Council approved the purchase of (fifty) 50 two-way radios for the Community Improvement Services Department. Those radios operated on a cellular network and have recently begun to experience frequent connection issues which are beyond the City's control. The system operates on the same broadband system used by millions and while competing for space on bandwidths, the system slows down and sometimes crashes during times of disasters or emergencies; and

WHEREAS, the County-wide LA-RICS system has recently finalized its new user agreement and pricing. The LA-RICS is a unified web of communication that eliminates barriers to multi-jurisdictional responses and allows police, firefighters, paramedics, and public safety staff to communicate directly with users outside of their agency; and

WHEREAS, the new user agreement eliminates prior barriers that prevented the City from pursuing its usage in the past. This system is far superior to the current two-way radio system being used and will improve officer safety and enhance the City overall public safety efforts. The two-way radio system will be transferred to other City departments (Parks and Recreation, Public Works, etc.) that may use them for communication purposes; and

WHEREAS, the Community Improvement Services Department is seeking to procure sixty-five (65) portable UHF radios enabled with the Los Angeles Regional Interoperable Communications System (LA-RICS), a secure and encrypted network designed for regional public safety communication. This system integrates with the Los Angeles County Sheriff's Department's encrypted network, enhancing interoperability and communication during emergencies across multiple jurisdictions; and

WHEREAS, LA-RICS is a secure, encrypted regional public safety communications network established through a Joint Powers Agreement (JPA) among the County of Los Angeles, cities, municipalities, and other public safety agencies. This system allows first responders from different jurisdictions to communicate effectively during emergencies; and

WHEREAS, new LA-RICS radios include a separate subscription service that integrates with the Los Angeles County Sheriff's Department's encrypted network, providing secure, reliable communication and eliminating the connection problems experienced with the prior cellular-based radios; and

WHEREAS, the City will utilize the National Association of State Procurement Officials (NASPO) Value Point Cooperative Purchasing Program to

procure the radios through Commline, Inc., a NASPO-approved contractor. The contract includes the procurement, programming, and service of the radios for a total cost of $170,730.50, with a monthly service fee of $20 per radio covering network access, system maintenance, and LA-RICS infrastructure use, totaling $46,800 over thirty-six (36) months ($15,600 per year); and

WHEREAS, this multi-year agreement will significantly improve the Community Improvement Services Department's field communication, enhance interoperability with
regional public safety agencies, and provide a secure, dependable communications platform; and

WHEREAS, upon approval from the City Council the City Manager is authorized to prepare a budget amendment and transfer funds between accounts for an amount not to exceed One Hundred Seventy-Thousand Seven Hundred Thirty Dollars and Fifty Cents ($170,730.50) A second purchase order in the amount of Forty-Six Thousand Eight Hundred Dollars ($46,800) will be issued to the County of Los Angeles Treasurer and Tax Collector.

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

SECTION 1. That the City Manager is hereby authorized to enter into a three-year agreement with Commline, Inc. through the NASPO ValuePoint Cooperative Purchasing Program for the procurement, programming, and servicing of sixty-five (65) LA-RICS-enabled portable UHF radios.

SECTION 2. That the City Manager is hereby authorized to establish a purchase order in the amount of One Hundred Seventy Thousand Seven Hundred Thirty Dollars and Fifty Cents ($170,730.50) to Commline, Inc. and a second purchase order in the amount of Forty-Six Thousand Eight Hundred Dollars ($46,800) to the County of Los Angeles Treasurer and Tax Collector.

SECTION 3. That the City Council shall authorize the City Manager to amend the 2024-2025 fiscal year budget transferring funds between account as follows:

	Account Number	Description	Amount
From:	1004-610-000-4266	Professional Services	$170,730.50
To:	1004-610-000-4347	Communication Equipment	$170,730.50

Funds in the amount of Forty-Six Thousand Eight Hundred Dollars ($46,800) will be available in 2024-2025 Fiscal Year Budget in Account No. 1001-610-000-4250.

SECTION 4. A purchase order shall be issued to Commline Inc. in the amount of One Hundred Seventy Thousand Seven Hundred Thirty Dollars and Fifty Cents ($170,730.50) from account number 1004-610-000-4347 for the procurement, programming, and servicing of sixty-five (65) LA-RICS-enabled

portable UHF radios and a purchase order shall be issued to the County of Los Angeles Treasurer and Tax Collector from account number 1001-610-000-4250 in the amount of $46,800 for the monthly service fee per radio over a 36-month period.

SECTION 5. That a copy of this Resolution shall be forwarded to the offices of the City Manager, City Clerk, City Attorney, City Controller and the Community Improvement Services Department.

SECTION 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____ 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMPTON) ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

EF Johnson Technologies, Inc.
A JVCKENWOOD Company

JVCKENWOOD U.S.A. Corporation
1440 Corporate Drive
Irving, Texas 75038

NASPO Contract
 # 00318

Order/Purchase Order Form

**** Please note that for Verbal orders please use form and request customer signature below.**

Bill To Company Name: Commline, Inc

Address: 13700 Cimarron Ave

City, State Gardena, CA

Zip Code: 90249

Enduser Info: **Enduser PO#**

TO: Community Improvement Services
Security Services Coordinator
205 S >Willowbrook Ave
Compton, CA 90220

ATTENTION: Jose Lozano
PHONE: (310) 605-6218
FAX:
E-Mail: Jlozano@comptoncity.org

DATE	QUOTED BY	DELIVERY	F.O.B. POINT	TERMS
5/29/2025	CEB	Prepaid Surface Delivery	Destination	Net 30

QTY	MODEL NUMBER	DESCRIPTION	NET PRICE	EXTENSION
65	VP5330F2	P25 Portable, UHF Hi, 450-520 MHz, Model 2 (standard keypad)	$1,480.00	$96,200.00
65	KRA-27M2	UHF whip antenna 470-520 MHz	$16.00	$1,040.00
65	KNB-L2M	Li-ion 2600mAh (Standard)	$135.20	$8,788.00
65	8322000001	Analog Conventional	INC	INC
65	8322000002	P25 Conventional *	INC	INC
65	8322000005	P25 Phase 1 Trunking (Requires option 8322000002)*	INC	INC
65	8322000006	P25 Phase 2 TDMA (Requires option 8322000005)	$380.00	$24,700.00
5	KSC-52BK	Rapid rate single unit charger with B-Pocket charger insert. Compatible with KNB-L2/L3/LS5/LS7 batteries.	$73.84	$369.20
10	KSC-526K	Rapid rate 6-unit charger. Note: Requires insertion of 6 charger pockets of styles KSC-52PAK, KSC-52PBK or KSC-52CK	$622.24	$6,222.40
60	KSC-52PBW	pocket for KSC-52BK charger. Compatible with KNB-L2/L3/LS5/LS7 batteries.	$8.64	$518.40
65	KMC-70M	MIL-SPEC, IP67 (Immersion) Speaker Mic. 3 Programmable Buttons	$126.64	$8,231.60
65	KNB-L2M	Li-ion 2600mAh (Standard) Spare Battery	$135.20	$8,788.00
		Total:		**$154,857.60**
		NASPO PRICING on EQUIPMENT. Programming and Service to be provided by Kenwood Dealer at Dealer price rate		
		City of Compton Tax @ 10.25% will be added to Total Purchase		$15,872.90
			TOTAL:	**$170,730.50**

Customer Signature:

Date:

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR
AUTHORIZATION FOR AUTOMATED CLEARING HOUSE CREDITS

SECTION 1 *(TO BE COMPLETED BY DEPARTMENT/COURT/AGENCY/DISTRICT)*

DEPARTMENT/COURT/AGENCY/DISTRICT INFORMATION		
NAME:		FEDERAL TAX ID NUMBER:
ADDRESS:		
CONTACT NAME:	TELEPHONE NUMBER:	EMAIL ADDRESS:
DESCRIBE THE SERVICE, PRODUCT OR OBLIGATION THAT IS BEING COLLECTED OR RECEIVED:		

e-CAPS INFORMATION TO RECORD DEPOSITS	
Department Code:	Unit Code:
Is this deposit a payment for an accounts receivable in eCAPS? ☐ Yes ☐ No If you answered "Yes," you must provide the information for Option 2 below. If you answered "No," complete Option 1 or 2 to record this deposit.	
Option 1 – Revenue Source ☐ Revenue Code (Countywide): or ☐ Department Revenue Code:	
Option 2 – Trust Fund Fund:	Balance Sheet Account:

AUTHORIZED SIGNATURE & ACKNOWLEDGMENT	
NAME AND TITLE OF CHIEF FINANCIAL OFFICER/DIRECTOR OF FISCAL SERVICES OR HIGHER:	
SIGNATURE:	DATE:

SECTION 2 *(TO BE COMPLETED BY VENDOR/COMPANY)*

VENDOR/COMPANY INFORMATION		
Your signature below serves as an acknowledgement that you are a duly authorized representative of your company and that this form is an authorization for Automated Clearing House (ACH) Credits.		
VENDOR/COMPANY NAME:		
VENDOR/COMPANY ADDRESS:		
VENDOR/COMPANY REPRESENTATIVE NAME:		
REPRESENTATIVE TELEPHONE NUMBER:	REPRESENTATIVE EMAIL ADDRESS	
SIGNATURE OF REPRESENTATIVE:		DATE:

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR
AUTHORIZATION FOR AUTOMATED CLEARING HOUSE CREDITS

SECTION 3 *(TO BE COMPLETED BY COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR)*

FINANCIAL INSTITUTION INFORMATION	
NAME OF RECEIVING DEPOSITORY FINANCIAL INSTITUTION:	RECEIVING DEPOSITORY FINANCIAL INSTITUTION TELEPHONE NUMBER:
ADDRESS:	
ROUTING TRANSIT/ABA NUMBER:	TYPE OF DEPOSITOR ACCOUNT: ☐ CHECKING ☐ SAVINGS
DEPOSITOR ACCOUNT TITLE:	DEPOSITOR ACCOUNT NUMBER:

The County of Los Angeles Treasurer and Tax Collector (TTC) hereby authorizes your company to initiate ACH Credit Entries, as defined by the National Automated Clearing House Association Operating Rules and Guidelines (Rules and Guidelines), to the designated bank account. TTC may revoke this authorization at any time by notifying your company in writing. As defined by the Rules and Guidelines, your company is the originator and TTC is the receiver. Both your company and TTC agree to be bound by the Rules and Guidelines in effect at any given time for purposes of your company's origination of ACH Credit Entries for the Department/Court/Agency/District shown in Section 1.

_____

Office of the Treasurer and Tax Collector

Jose Lozano

From: Craig Bassett <craig@bassettcom.com>
Sent: Tuesday, June 3, 2025 3:21 PM
To: Jose Lozano
Cc: Jeff Fukasawa
Subject: Kenwood Viking Dealer

Jose,
The local Dealer in Gardena is:

Commline, Inc
13700 Cimarron Ave
Gardena, CA 90249

Contact: Jeff Fukasawa
E-Mail: jeff.fukasawa@commlineinc.com
Tel: (310) 390-8003 ext 112
Mobile: (310) 435-0802

I am copying Jeff on this email and will supply him a copy of the NASPO Quote.
Thank you,

Craig



EXHIBIT C

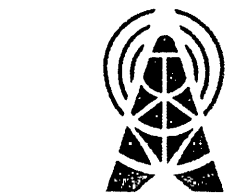
LMR SYSTEM RATE SCHEDULE

SUBSCRIBER	
Monthly Rate per Device (i.e. Radios, consoles, consolettes, modems, other equipment, including smartphones with PTT functionality)	$20
Number of Subscriber's Radios (portables, mobiles, and fixed)	65
Number of Subscriber's Consoles	
Number of Subscriber's Consolettes	
Number of Subscribers Modems (Narrowband Mobile Data Network)	
Number of Subscriber's Other Equipment	
TOTAL MONTHLY FEES: **($20 x Each Device, Radio, Console, Consolette, Cache Radio, Modem, Other Equipment, including smartphones with PTT functionality)**	**$ 1,300**

Note: This information is being collected for billing purposes. Additional information regarding Subscriber Devices will be required at the time of provisioning.

15,600 YEARLY

46,800 / 3 YEARS



LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM (LA-RICS) AUTHORITY

USER AGREEMENT FOR SUBSCRIBERS

CITY OF COMPTON

AGREEMENT NO.: LA-RICS-SUB-38

TABLE OF CONTENTS

PARAGRAPH		PAGE
1.	AUTHORITY RESPONSIBILITIES	2
2.	USER RESPONSIBILITIES	2
3.	BILLING	4
4.	RIGHT TO SUSPEND AND/OR REVOKE USE OF LMR SYSTEM	4
5.	RADIO PROGRAMMING	5
6.	COVERAGE	6
7.	TALKGROUP PRIORITY	6
8.	WARRANTIES	7
9.	AGREEMENT TERM – AUTOMATIC RENEWAL	7
10.	INTERRUPTION OF SERVICE	7
11.	DESIGNATED ADMINISTRATORS	8
12.	NOTICES	9
13.	DISCLAIMERS	10
14.	INDEPENDENT STATUS	10
15.	ASSIGNMENT	10
16.	DEFAULT	11
17.	WAIVER	11
18.	INTERPRETATION	11
29.	GOVERNING LAW, JURISDICTION, AND VENUE	11
20.	SEVERABILITY	12

PARAGRAPH PAGE

21. FACSIMILE REPRESENTATIONS 12

22. AMENDMENTS 12

23. ENTIRE AGREEMENT 12

EXHIBITS

EXHIBIT A: LA-RICS RADIO USE PROTOCOLS

EXHIBIT B: TALKGROUP DETAILS

EXHIBIT C: LMR SYSTEM RATE SCHEDULE

EXHIBIT D: LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR AUTHORIZATION FOR AUTOMATED CLEARING HOUSE (ACH) CREDITS FORM

EXHIBIT E: NOTIFICATION CONTACT LIST

LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM (LA-RICS) SUBSCRIBER USER AGREEMENT

This User Agreement ("**Agreement**") is hereby entered into on _____ by and between the Los Angeles Regional Interoperable Communications System (LA-RICS) Authority, referred to herein as "**Authority**" and the City of Compton referred to herein as "**User**." Together, Authority and User shall collectively be referred to as the "Parties."

RECITALS

WHEREAS, the LA-RICS Land Mobile Radio System **(LMR System)** is a countywide trunked and conventional radio system designed to provide local, state, and federal public-safety first-responders the ability to seamlessly communicate intra-agency and inter-agency across the County of Los Angeles.

WHEREAS, the LMR System operates in multiple frequency bands utilizing Project 25 digital and conventional analog technology to provide portable-on-the-hip outdoor radio coverage throughout the County of Los Angeles as depicted in coverage maps.

WHEREAS, to allow other standalone and/or "regional" systems to expand and enhance their existing coverage when roaming outside those systems coverage footprint, the LMR System is capable of linking with other P25 trunked radio systems.

WHEREAS, the LMR System is managed by the Authority and Authority is responsible for engineering, maintaining, and operating the LMR System.

WHEREAS, certain agencies like User, would like to utilize the LMR System either as subscribers who desire to utilize the LMR System for their primary radio communications ("**Subscriber(s)**"), or affiliates who desire to utilize the LMR System only for mutual or automatic aid ("**Affiliate(s)**"), and shall do so by entering into this Agreement with Authority.

WHEREAS, Authority wishes to enter into this Agreement to provide use of its LMR System for operational usage to Subscribers and Affiliates, and other LMR System users as authorized by Authority, for operational purposes.

WHEREAS, User desires to enter into this Agreement to use the LMR System, as a **Subscriber**, to support its mission and operations.

NOW, THEREFORE, it is mutually agreed between the Parties hereto as follows:

AGREEMENT

Under this Agreement, Authority shall provide radio communications to User through the LMR System. Such services shall be provided based solely on the terms and conditions set forth herein.

1. AUTHORITY RESPONSIBILITIES

User will be using the LMR System as a Subscriber. Given User is a Subscriber, Authority hereby agrees:

1.1. To provide public safety LMR System radio communications service 24 hours a day, 7 days a week, 365/366 days a year to Subscriber.

1.2. To minimize system infrastructure down time while LMR System maintenance is performed. Planned outages for scheduled maintenance for LMR System will be addressed pursuant to Exhibit A (LA-RICS Radio Use Protocols), in particular, Section 2 (Service Impact Outage Notifications).

1.3. To provide to Subscriber a minimum of one (1) dedicated trunked radio Talkgroup. Please refer to Exhibit B (Talkgroup Details) of this Agreement.

1.4. To charge a monthly Subscriber fee per device that has access or utilizes the LMR System, which can include radios, consoles, consolettes, modems, and other equipment (collectively hereinafter "Radio(s)"). Additionally, this includes devices that utilize the LMR System either directly or indirectly, such as smartphones with Push-to-Talk (PTT) functionality. The total monthly cost to Subscriber will be based on the number of Radios subscribed on the LMR System by the Subscriber at the beginning of each monthly billing period pursuant to Section 3 (Billing). Please refer to Exhibit C (LMR System Rate Schedule).

1.5. Cache units are activated units on the LMR System but used as spare units by Subscriber. Subscriber's cache units will only be charged when such cache units are brought into use on the LMR System and charged in accordance with Section 1.4.

Authority will perform periodic audits of Radios used on the LMR System and will confirm with Subscriber when cache Radios have become active Radios.

2. USER RESPONSIBILITIES

User is a Subscriber and hereby agrees:

2.1. To pay Authority all fees for the LMR System services in the agreed upon timeframe defined in Section 3 (Billing) of this Agreement.

2.2. To keep Authority apprised as to the number of Subscriber Radios utilizing the LMR System. Activated Radios not removed from the LMR System by Subscriber shall continue to be charged to Subscriber at the agreed upon service rate.

2.2.1. Subscriber shall notify Authority within fifteen (15) days if there is a change to the number of Subscriber radios set forth in Exhibit C (LMR System Rate Schedule) as referenced in Section 1.4 of this Agreement.

2.3. To program and maintain equipment operating on the LMR System to applicable FCC Title 47 Part 90 Code of Federal Regulations at:

https://www.fcc.gov/wireless/bureau-divisions/technologies-systems-and-innovation-division/rules-regulations-title-47

2.3.1. Subscriber shall be responsible for the installation, maintenance, repairs, and software upgrades required of Subscriber-owned radio equipment including dispatch consoles, base stations, mobile radios, and portable radios. If a Subscriber does not have the resources for installing, maintaining, or repairing the Subscriber-owned equipment, then Subscriber may enter into a separate agreement for required services with Authority.

2.3.2. Subscriber is responsible for ensuring that Federal Communications Commission (FCC) licensing is maintained for Subscriber's fixed equipment operating on the LMR System frequencies.

2.4. Subscriber enters into this Agreement with the understanding and acknowledgement that Subscriber is responsible for training and educating its users regarding the proper use of Radios on the LMR System.

2.4.1. Subscriber enters into this Agreement with the understanding and acknowledgement that radio conversations conducted on the LMR System may be recorded by Authority. However, Subscriber understands and acknowledges that recording of the Subscriber's Radio audio for Subscriber's use is the responsibility of the Subscriber. For additional information regarding recording, please refer to Exhibit A (LA-RICS Radio Use Protocols), Section 3 (Audio Logging Recorders) of this Agreement.

2.4.2. Subscriber must provide copies of Subscriber's Radio codeplugs for Authority to reference for troubleshooting purposes. Updated codeplugs shall be submitted to Authority prior to distribution of Subscriber's Radios.

2.4.3. It is Subscriber's responsibility to provide written notice to Authority Designated Administrator and/or its Designee as set forth in Section 11.2 of this Agreement, identifying any lost or stolen Radios (type of radio, serial/asset number, description of circumstances related to loss/damage) as soon as possible.

2.4.4. It is the responsibility of Subscriber to test radio functions including, but not limited to, emergency alert, roaming, console patch, and other functions deemed necessary and critical to Subscriber's operations.

2.5. Subscriber enters into this Agreement with the understanding and acknowledgement that in order to use the trunked voice subsystem of the LMR System, Subscriber will need and use Authority approved and compatible Project 25 (P25) subscriber equipment. In addition, for 700 MHz trunked operation, Subscriber's subscriber equipment must operate in P25 Phase 2 (TDMA) mode.

2.6. Not to lease, loan, give or provide in any form Subscriber-owned equipment (i.e. Radios, dispatch consoles, consolettes, modems, and other equipment) operating on the LMR System to any third-party for their use on the LMR System without prior approval from Authority.

2.7. To observe and abide by all applicable statutes, laws, ordinances, rules, and regulations, including but not limited to those of the FCC, and to operate the equipment in a reasonable manner so as not to cause undue interference with any other agency participants using the LMR System.

2.8. To keep all radio communication brief and to the point. Radio system traffic shall be limited to official business only. Subscriber is responsible for the appropriate use of the system in accordance with the Exhibit A (LA-RICS Radio Use Protocols) to this Agreement.

2.9. Subscriber enters into this Agreement with the understanding and acknowledgment that it shall comply with and abide by all applicable operational guidelines, technical specifications, and technical requirements, including cybersecurity, pursuant to the Exhibit A (LA-RICS Radio Use Protocols) to this Agreement, which may be updated from time to time.

2.10. Subscriber enters into this Agreement with the understanding and acknowledgment that it shall comply with and abide by all applicable LA-RICS policies related to the use of the LMR System as they are implemented. Authority will notify and provide copies to Subscriber of all such policies.

3. BILLING

3.1. If User is a Subscriber, Subscriber agrees to pay Authority monthly (**"Monthly Fee(s)"**) starting on the date that Radios have completed their programming for use on the LMR System (**"Commencement Date"**). The actual amount of Monthly Fees will be determined by the number of active Radios and/or radio equipment registered on the LMR System in accordance with Section 1.4 and Exhibit C (LMR System Rate Schedule) of this Agreement.

3.2. Payment of Monthly Fees for Subscribers using the LMR System will be electronically transferred from Subscriber to Authority. The Subscriber is required to complete Section 2 of Exhibit D (County of Los Angeles Treasurer and Tax Collector Authorization for Automated Clearing House (ACH) Credits Form) and share a copy of the confirmation letter from Treasurer and Tax Collector (TTC) for account establishment prior to the Commencement Date.

3.3. Subscriber will be billed monthly in arrears. Subscriber shall schedule the payment of invoices to Authority no later than thirty (30) days after receipt of said invoice. If errors are found in the invoice or Subscriber disputes the invoice charges or services rendered, Subscriber shall immediately notify Authority in writing. Partial payment of an invoice without Authority's approval is prohibited. Subscriber's failure to make timely payments in compliance with this section may result in action as defined in Section 4 (Right to Suspend and/or Revoke Use of LMR System).

3.4. It is Subscriber's responsibility to inform Authority of any changes in service, Radio counts, etc. in accordance with Section 2.2 of this Agreement.

4. RIGHT TO SUSPEND AND/OR REVOKE USE OF LMR SYSTEM

4.1. If User is a Subscriber, Authority reserves the right to suspend and/or revoke Subscriber's ability to add/remove equipment, modify existing service or add a new service should Subscriber fail to make timely payment to Authority for the services rendered. If Subscriber fails to make any payment or fails to perform as required by any other provision hereunder, Subscriber will be notified in writing of the violation. Subscriber must correct the violation within 30 days of notice, or Authority may suspend and/or revoke Subscriber's service.

4.2. Notwithstanding the above, regardless of whether User is a Subscriber or Affiliate, Authority shall have the right to immediately suspend and/or revoke User's ability to use the LMR System, add/remove Radios, modify existing service or add a new service at any time if User fails to use the LMR System in accordance with rules and regulations of the FCC or if User fails to use the LMR System in accordance with applicable laws and regulations, including the terms of this Agreement, Authority policies or attachments thereto.

5. RADIO PROGRAMMING

5.1. All User's Radios shall be programmed for use on the LMR System in accordance with Section 2.3 of this Agreement.

System-soft keys may be provided, in the Authority's sole discretion, to User or independent private service shops providing a programming service to

Users for radio programming of the LMR System frequencies into Users owned equipment (i.e. Radios, dispatch consoles, consolettes, modems, and other equipment). System-soft key requests must be made in writing to Authority. User hereby agrees that system-soft keys will be surrendered immediately, if requested by Authority.

6. COVERAGE

6.1. The LMR System operates in multiple frequency spectrum utilizing Project 25 Phase I and II, and conventional analog technology to provide portable-on-the-hip outdoor radio coverage throughout the County of Los Angeles as depicted in coverage maps. User understands and agrees that 100 percent coverage of any area at all times is unrealistic and improbable. Testing and experience with actual field conditions indicate adverse propagation conditions can occur from both natural and man-made conditions. User understands and agrees that such events are beyond the reasonable control of Authority.

6.2 User further understands and agrees that Authority is not providing a warranty of coverage for the LMR System.

7. TALKGROUP PRIORITY

User understands and agrees that it may experience limited or no access to the LMR System during an emergency Talkgroup activation. To ensure that first responders have access to the LMR System during normal and emergency situations, Talkgroup access has been prioritized as follows, where User can confer with Authority on Talkgroup priority, but it will be ultimately determined by Authority and the Authority may change priorities during an unusual occurrence, emergency, or disaster:

7.1. **Priority One – Emergency**

Used only for Emergency Alert/Trigger calls given Priority 1 status automatically by the LMR System's controllers.

7.2. **Priority Two – Life Safety and Protection of Life and Property**

Used for Talkgroups that have an impact on the delivery of services that involve the safety and the protection of life and property, including those Talkgroups used by personnel involved in high risk and mission critical field operations, inclusive of mutual aid Talkgroups.

7.3. **Priority Three – Extraordinary/Temporary**

Used for temporary re-prioritization (via system manager terminal) of a lower priority Talkgroup for critical operations (i.e., presidential motorcade, major incident command). In addition, Priority 3 is assigned to dedicated "EMERGENCY ALARM" Talkgroups for agencies such as transit that do not use the Emergency Alert (emergency button) function.

7.4. **Priority Four – Medical Priority**

Used exclusively for Emergency Medical Services (EMS) providers to communicate with hospitals and/or the Medical Alert Center (MAC) for coordination of patient care and destinations.

7.5. **Priority Five – Non-Mission Critical**

Used for all other "secondary", "administrative", "non-essential" or "non-mission critical" Talkgroups used by Subscriber agencies, both public safety and general government.

7.6. **Additional Priority Levels As Needed – Unassigned**

Additional priority levels will be assigned by the Authority, in its sole discretion, as needed.

8. WARRANTIES

Authority warrants that its management and operation of the LMR System will comply with reasonable and standard industry practices.

9. AGREEMENT TERM – AUTOMATIC RENEWAL

9.1. The term of this Agreement shall be for one year or for the portion of the year commencing on the Effective Date of this Agreement and shall automatically renew on July 1st each year thereafter. This Agreement shall automatically extend under the terms and conditions, rates, and charges then in effect for successive one (1) year periods.

9.2. Either party may terminate this Agreement at any time by giving to the other party written notice at least ninety (90) days prior to the desired termination date.

9.3. If User is a Subscriber, the rates, charges, and fees due and payable by Subscriber for any annual extension shall be the same as those during the preceding term unless Authority notifies Subscriber of any changes in the rates, charges, or fees. If, after such notification, Subscriber does not terminate this Agreement and allows it to automatically renew, charges for the next term shall be at the new rates, charges, and fees set out by Authority in its notification prior to the automatic renewal date.

10. INTERRUPTION OF SERVICE

Authority shall not be liable to User, whether a Subscriber or Affiliate, or any other person for any loss of service or damage resulting therefrom, regardless of the cause. Authority does not assume and shall have no liability under this Agreement for failure to provide, or delay in providing, service due directly or indirectly to

causes beyond the control of Authority or its contractors and subcontractors, including, but not limited to, acts of God, acts of Governmental entities, acts of the public enemy, strikes, or severe weather conditions.

11. DESIGNATED ADMINISTRATORS

11.1. The User official specified in this Section 11 (Designated Administrators) is hereby designated as the contact officer for all matters relating to the User's performance of its obligations under this Agreement. Authority shall not take direction from any User's employee or official other than the contact officer (or his/her designee).

- User Designated Administrator:

  Agency Name
  Administrator Name
  Address
  Email
  Phone number

- User Designated Administrator Designee:

  Agency Name
  Administrator Designee Name
  Address
  Email
  Phone number

Commented [RF1]: Compton: Please provide this contact information relating to your agency's designated administrator and designee.

11.2. The contact officer for all matters relating to Authority's performance of its obligations under this Agreement shall be the Executive Director (or his/her designee) as outlined in this Section 11.2.

- Authority Designated Administrator:

  LA-RICS
  Scott Edson, LA-RICS Executive Director
  2525 Corporate Place, Suite 100
  Monterey Park, CA 91754
  scott.edson@la-rics.org
  (323) 881-8281

- Authority Designated Administrator Designee:

  LA-RICS
  Ronald Watson, Deputy Executive Director
  2525 Corporate Place, Suite 100
  Monterey Park, CA 91754
  ronald.watson@la-rics.org
  (323) 881-8296

- LMR System Manager

LA-RICS
Ted Pao
2525 Corporate Place, Suite 200
Monterey Park, CA 91754
tpao@lasd.org
(323) 881-8028

11.3. In the event of a dispute between the Parties to this Agreement as to the extent of the duties and functions to be rendered hereunder, or the minimum level or manner of performance of such deployment, the User shall be consulted and a mutual determination thereof shall be made by both the User and Authority.

11.4. Authority, in an unresolved dispute, shall have final and conclusive determination as between the Parties hereto.

12. NOTICES

12.1. Notices desired or required to be given pursuant to this Agreement or by any law shall be provided in the manner pursuant to this Section 12 (Notices), which may be updated from time to time.

12.2. Unless otherwise specified herein, all notices, requests, demands, or other communications required or permitted to be given or made under this Agreement shall be in writing, unless otherwise specified in Exhibit E (Notification Contact List). Notice will be sufficiently given for all purposes as follows:

a. Personal delivery. When personally delivered to the recipient, notice is effective on delivery.

b. First Class mail. When mailed first class to the last known address of the recipient, notice is effective three mail delivery days after deposit in a United States Postal Service office or mailbox.

c. Certified mail. When mailed certified, return receipt requested, notice is effective on receipt, if delivery is confirmed by a return receipt.

d. Overnight delivery. When delivered by an overnight delivery service, charges prepaid or charged to the sender's account, notice is effective on delivery, if delivery is confirmed by the delivery service.

e. Facsimile transmission. When sent by fax to the last known fax number of the recipient, notice is effective on receipt. Any notice given

by fax will be deemed received on the next business day if it is received after 5:00 p.m. or on a non-business day.

f. Email. When sent by email, notice is effective on receipt. Any notice given by email will be deemed received on the next business day if it is received after 5:00 p.m. or on a non-business day.

12.3. Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the Party to be notified, will be deemed effective as of the first date the notice was refused, unclaimed or deemed undeliverable by the postal authorities, messenger or overnight delivery service.

12.4. Addresses and persons to be notified may be changed by either Party by giving ten (10) calendar days prior written notice thereof to the other Party.

13. DISCLAIMERS

13.1 User accepts the LMR System as-is, and assumes all risks and resulting liabilities, both known or unknown to User, arising from or connected with use of the LMR System, or as it relates to any obligations, terms or conditions in this Agreement.

13.2 Authority and its member agencies in the JPA, disclaims any and all express and implied warranties, including but not limited to warranties of merchantability and fitness for a particular purpose, for the LMR System provided by this Agreement. The Authority and its member agencies in the JPA, expressly disclaims and shall not be liable to the User for any and all losses or liabilities resulting from use of the LMR System or arising from or related to any obligations, terms or conditions in this Agreement, and User hereby waives all claims and recourse against the Authority and its member agencies in the JPA, except from claims arising from, and to the extent of, the sole gross negligence or willful misconduct of the Authority, its member agencies in the JPA, its directors, officers, contractors, subcontractors, staff and agents.

14. INDEPENDENT STATUS

This Agreement is by and between User and Authority and is not intended and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture or association as between User and Authority.

15. ASSIGNMENT

This Agreement is personal to Authority and the User, and, in the event the User shall attempt to assign or transfer the same in whole or in part, all rights hereunder shall immediately terminate. Authority, may however, assign this Agreement to any

one of its member agencies in the JPA without prior consent of User, so long as such member agency agrees to perform and fulfill Authority's obligations herein.

16. DEFAULT

Parties agree that if there is any default by either Party of the terms or conditions herein contained, the non-defaulting Party may forthwith revoke and terminate this Agreement.

17. WAIVER

17.1. Any waiver by either Party of the breach of any one or more of the covenants, conditions, terms and Agreement's herein contained shall not be construed to be a waiver of any other breach of the same or of any other covenant, condition, term or Agreement herein contained, nor shall failure on the part of either Party to require exact, full, and complete compliance with any of the covenants, conditions, terms, or Agreements herein contained be construed as in any manner changing the terms of this Agreement or stopping either Party from enforcing the full provisions thereof.

17.2. No option, right, power, remedy, or privilege of either Party shall be construed as being exhausted by the exercise thereof in one or more instances. The rights, powers, options, and remedies given either Party by this Agreement shall be cumulative.

18. INTERPRETATION

Unless the context of this Agreement clearly requires otherwise: (i) the plural and singular numbers shall be deemed to include the other; (ii) the masculine, feminine, and neuter genders shall be deemed to include the others; (iii) "or" is not exclusive; and (iv) "includes" and "including" are not limiting. Further, captions and section headings used in this Agreement are for convenience only and are not a part of this Agreement and shall not be used in construing this Agreement. Finally, this Agreement is the product of arm's length negotiation between User and Authority, where each Party has had the opportunity to receive advice from independent counsel of its own choosing. This Agreement is to be interpreted as if both Parties participated equally in its drafting and shall not construed against either Party.

19. GOVERNING LAW, JURISDICTION, AND VENUE

This Agreement shall be governed by, and construed in accordance with, the laws of the State of California. The Parties agree and consent to the exclusive jurisdiction of the courts of the State of California for all purposes regarding this Agreement and further agree and consent that venue of any action brought hereunder shall be exclusively in the County of Los Angeles.

20. SEVERABILITY

If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.

21. FACSIMILE REPRESENTATIONS

User and Authority hereby agree to regard facsimile representations of original signatures of authorized officers of each Party, when appearing in appropriate places on the Agreement and/or amendments to the Agreement, and received via electronic mail transmission or communications facilities, as legally sufficient evidence that such original signatures have been affixed to the Agreement and/or any amendments to this Agreement, such that the Parties need not follow up facsimile transmissions of such documents with subsequent (non-facsimile) transmission of "original" versions of such documents.

22. AMENDMENTS

All changes, modifications, or amendments to this Agreement must be in the form of a written Amendment duly executed by authorized representatives of Authority and User.

23. ENTIRE AGREEMENT

This Agreement, Exhibit A (LA-RICS Radio Use Protocols), Exhibit B (Talkgroup Details), Exhibit C (LMR System Rate Schedule), Exhibit D (Los Angeles County Treasurer and Tax Collector Authorization for Automated Clearing House (ACH) Credits Form), Exhibit E (Notification Contact List), and any executed Amendments, between the Parties hereto, and no addition or modification of any terms or provisions shall be effective unless set forth in writing, signed by both User and Authority.

(Signature Page – following page)

WITNESS WHEREOF, this Agreement has been executed by the Parties hereto as of date written below:

LOS ANGELES REGIONAL INTEROPERABLE COMMUNICATIONS SYSTEM AUTHORITY		**CITY OF COMPTON**	
Name and Title		Name and Title	
Signature	Date	Signature	Date

Commented [RF2]: Compton: Please identify individual who will sign on behalf of your agency and the title as well.

LA-RICS RADIO USE PROTOCOLS

This purpose of this exhibit is to set forth the protocols the User will adhere to when using the LMR System.

1. GENERAL USE PROTOCOLS

1.1 Misuse of the LMR System will be reported to Authority's LMR System Manager to handle directly with the User department head, or his/her designee. The reporting party's contact information should be provided in the notification. Profanity, playing music, personal conversations, intentional jamming, activities not directly related to public safety operations or any violation of the rules of the United States Federal Communications Commission (FCC) will not be permitted on the LMR System.

1.2 While using the LMR System, Users' users should follow proper radio etiquette by keeping conversations concise, brief, and clear.

1.3 Users utilizing the LMR System must abide by all FCC regulations as codified in the US Code Title 47, Part 90 (47CFR90), Land Mobile Communications.

2. SERVICE IMPACT OUTAGE NOTIFICATIONS

2.1 **Purpose or Objective**

Establishes the notification procedure prior to system upgrades.

2.2 **Protocol/Standard**

System software upgrades will be performed based on the LA-RICS System Upgrade Agreement (SUA) with service provider and when determined by LA-RICS to best implement the upgrade(s). System services patches are performed per service provider recommendation.

All Users using the System will be notified at least thirty (30) days prior to a major system upgrade that will cause a system or site outage. Any User must notify LA-RICS in writing within ten (10) days of notification if this would interfere with any major planned events or exercises.

Scheduled system repairs, and patches impacting services to Users shall be coordinated 72 hours prior to the start of work by LMR System Manager's written notification. Unplanned outages impacting services shall be notified by the LA-RICS LMR NOC to impacted user agencies in accordance with the established Emergency Change process.

2.3 Recommended Procedure

The LA-RICS NOC shall be responsible for distributing a written notification or email to all Users contacts listed in Exhibit E (Notification Contact List) that may be impacted by the upgrade.

3. AUDIO LOGGING RECORDERS

3.1 Purpose or Objective

Establishes the procedure for the use and access of system audio logging devices.

3.2 Technical Background

A System Audio Logging Recorder allows all voice radio traffic to be recorded and stored for future reference.

All Talkgroups are recorded and maintained by LA-RICS for a period of not less than ninety (90) days. A Talkgroup does not need to be selected or active at a console position to be recorded.

Advanced Encryption Standard (AES) Encrypted calls are recorded, however, if the encryption key is not installed into the system, those recordings are unusable until the key is provided.

3.3 Protocol/Standard

User understands and acknowledges that recording of the User's radio audio for User's use is the responsibility of the User. The LA-RICS recording system will record all voice traffic. User will have access to those recordings for a period of ninety (90) days. After ninety (90) days, the recordings may be overwritten. If a User needs access to their Talkgroup recordings for a period longer than ninety (90) days, the User must download and store their own recordings.

Users directly requesting a copy, or if requesting a copy on behalf of a Public Records Act request, of any LA-RICS logged radio traffic for a Talkgroup, or channel other than their own should make their request to their respective agency Administrator managing the logging system. The agency Administrator can forward the request to the LMR System Manager as appropriate. The request should include specific information detailing the Talkgroup/channel, radio user(s), radio ID, time of day, and any other information that would help in processing the request.
Users shall operate their own logging recorders that meet their business and recording retention policy requirements.

Each User utilizing logging recorders to record audio from their agency's Talkgroups is responsible for adhering to their internal procedures with regard to:

- Retention schedule for radio system recordings in compliance with State Records Retention requirements
- Responding to public records requests for copies of audio recordings for radio traffic on **THEIR** agency-owned Talkgroups or channels
- Providing radio system recordings as requested by the judicial system
- Providing duplicate recordings upon request for internal User use, investigative purposes, training, etc.
- Establishing a data storage and backup system for radio system audio recordings

3.4 Procedure

Requests for audio records should be directed to the specific agency Administrator managing the logging system.

3.5 Management

The LMR System Manager is responsible for this policy. Each User is responsible for the operation and data back-up of their agency-owned logging system for their agency-owned Talkgroups or interoperability Talkgroups on their radio console. Shared, non-owned Talkgroups are the responsibility of any User that uses it for a resource on their dispatch console.

TALKGROUP DETAILS

(Talkgroup Details to be negotiated with Subscriber prior to execution of Agreement)

Parties shall agree on the specific Subscriber Talkgroup details prior to execution of the Agreement. Such Talkgroup details shall be consistent with the Exhibit A (LA-RICS Radio Use Protocols) as follows:

1. Talkgroups will be assigned, activated, and deactivated by the Authority based on Subscriber need and available system resources.

2. Such Talkgroups shall adhere to standardized and common naming conventions pursuant to Exhibit A (LA-RICS Radio Use Protocols).

3. Subscribers may only use the Talkgroup IDs assigned by Authority staff for use on the LMR System.

4. In the event that Subscriber requires additional Talkgroups beyond those allocated, Subscriber must submit a written request to the LA-RICS Help Desk set forth in this Exhibit E (Notification Contact List). Subscriber should provide reasonable justification in the written request for individual Talkgroups, along with any requires such as encryption or special functions. The request will be reviewed and Authority staff with work with Subscriber to provide additional Talkgroups if such request is approved.

5. Authority staff will monitor use of the Talkgroups allocated to Subscriber. If a Talkgroup has shown no usage in a minimum of 180 days, written notification will be sent to the Subscriber and the Talkgroup may be reclaimed.

LMR SYSTEM RATE SCHEDULE

Commented [RF3]: Compton: Please provide total breakdown of Radio Equipment to be used on the LMR System to determine Total Monthly Fees.

Also, provide your agency Accounts Payable contact information (User, Name/Title, User Address, Telephone Number, Email Address) in the event questions arise regarding billing/payment.

SUBSCRIBER	
Monthly Rate per Device (i.e. Radios, consoles, consolettes, modems, other equipment, including smartphones with PTT functionality)	$20
Number of Subscriber's Radios (portables, mobiles, and fixed)	
Number of Subscriber's Consoles	
Number of Subscriber's Consolettes	
Number of Subscribers Modems (Narrowband Mobile Data Network)	
Number of Subscriber's Other Equipment	
TOTAL MONTHLY FEES: **($20 x Each Device, Radio, Console, Consolette, Cache Radio, Modem, Other Equipment, including smartphones with PTT functionality)**	

Note: This information is being collected for billing purposes. Additional information regarding Subscriber Devices will be required at the time of provisioning.

CACHE RADIOS	
Monthly Rate per Device (i.e. Radios, consoles, consolettes, modems, other equipment, including smartphones with PTT functionality)	$20
Number of Subscriber's Cache Radios (portables, mobiles, and fixed)	
TOTAL POTENTIAL MONTHLY FEES (IF USED): **($20 x Each Device, Radio, Console, Consolette, Cache Radio, Modem, Other Equipment, including smartphones with PTT functionality)**	

Note: Cache radios will be billed pursuant to Section 1.5 of the User Agreement and only be charged when such cache units are brought into use on the LMR System pursuant to Section 1.4 of the User Agreement.

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR
AUTHORIZATION FOR AUTOMATED CLEARING HOUSE CREDITS

SECTION 1 *(TO BE COMPLETED BY DEPARTMENT/COURT/AGENCY/DISTRICT)*

DEPARTMENT/COURT/AGENCY/DISTRICT INFORMATION		
NAME:		FEDERAL TAX ID NUMBER:
ADDRESS:		
CONTACT NAME:	TELEPHONE NUMBER:	EMAIL ADDRESS:
DESCRIBE THE SERVICE, PRODUCT OR OBLIGATION THAT IS BEING COLLECTED OR RECEIVED:		

e-CAPS INFORMATION TO RECORD DEPOSITS	
Department Code:	Unit Code:
Is this deposit a payment for an accounts receivable in eCAPS? ☐ Yes ☐ No If you answered "Yes," you must provide the information for Option 2 below. If you answered "No," complete Option 1 or 2 to record this deposit.	
Option 1 – Revenue Source ☐ Revenue Code (Countywide): or ☐ Department Revenue Code:	
Option 2 – Trust Fund Fund:	Balance Sheet Account:

AUTHORIZED SIGNATURE & ACKNOWLEDGMENT	
NAME AND TITLE OF CHIEF FINANCIAL OFFICER/DIRECTOR OF FISCAL SERVICES OR HIGHER:	
SIGNATURE:	DATE:

SECTION 2 *(TO BE COMPLETED BY VENDOR/COMPANY)*

VENDOR/COMPANY INFORMATION		
Your signature below serves as an acknowledgement that you are a duly authorized representative of your company and that this form is an authorization for Automated Clearing House (ACH) Credits.		
VENDOR/COMPANY NAME:		
VENDOR/COMPANY ADDRESS:		
VENDOR/COMPANY REPRESENTATIVE NAME:		
REPRESENTATIVE TELEPHONE NUMBER:	REPRESENTATIVE EMAIL ADDRESS:	
SIGNATURE OF REPRESENTATIVE:		DATE:

COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR
AUTHORIZATION FOR AUTOMATED CLEARING HOUSE CREDITS

SECTION 3 *(TO BE COMPLETED BY COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR)*

FINANCIAL INSTITUTION INFORMATION	
NAME OF RECEIVING DEPOSITORY FINANCIAL INSTITUTION:	RECEIVING DEPOSITORY FINANCIAL INSTITUTION TELEPHONE NUMBER:
ADDRESS:	
ROUTING TRANSIT/ABA NUMBER:	TYPE OF DEPOSITOR ACCOUNT: ☐ CHECKING ☐ SAVINGS
DEPOSITOR ACCOUNT TITLE:	DEPOSITOR ACCOUNT NUMBER:

The County of Los Angeles Treasurer and Tax Collector (TTC) hereby authorizes your company to initiate ACH Credit Entries, as defined by the National Automated Clearing House Association Operating Rules and Guidelines (Rules and Guidelines), to the designated bank account. TTC may revoke this authorization at any time by notifying your company in writing. As defined by the Rules and Guidelines, your company is the originator and TTC is the receiver. Both your company and TTC agree to be bound by the Rules and Guidelines in effect at any given time for purposes of your company's origination of ACH Credit Entries for the Department/Court/Agency/District shown in Section 1.

Office of the Treasurer and Tax Collector

EXHIBIT E

NOTIFICATION CONTACT LIST

1. **LMR SYSTEM HELP DESK**

In the event User requires assistance User may contact the LMR System Help Desk by phone and/or email as follows:

Phone No.: (323) 881-8260
Email: larics.incidents@la-rics.org

2. **SERVICE AND EMERGENCY NOTIFICATIONS**

In the event the Authority needs to notify the User of all service and emergency outages regarding the LMR System, the notification shall be directed to the following User individuals by phone and/or email:

User	User Designee
Individual Name/Title	Individual Name/Title
Agency Address	Agency Address
City, State, Zip Code	City, State, Zip Code
Telephone Number	Telephone Number
Email Address	Email Address

Commented [RF4]: Compton: Please provide this contact information in the event the Authority needs to notify User of all service and emergency outages regarding the LMR System.

June 24, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE GRANTS MANAGEMENT DEPARTMENT FISCAL YEAR 2024-2025 BUDGET AND ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER WITH CUERNAVACA'S GRILL AND EVERYTABLE FOR SENIOR MEALS ON WHEELS PROGRAM IN THE AMOUNT OF ($200,000)

SUMMARY

Adoption of this resolution will amend the 2024-2025 Fiscal Year budget to transfer funds and authorize the City Manager to enter into a professional service agreement with and establish a purchase order in the amount of Two Hundred Thousand Dollars ($200,000) for Senior Meals on Wheels Program in the City of Compton.

BACKGROUND

The City of Compton receives annual CDBG allocations from the U.S. Department of Housing and Urban Development (HUD) to support programs that benefit low-and moderate-income residents. To address food insecurity among all seniors, homebound seniors and disabled residents, the City proposed a Senior Meals on Wheels initiative consistent with HUD's public service objectives.

To identify a qualified service provider, the City issued a Request for Proposal (RFP) for the Meals on Wheels Program. The RFP was released on December 25, 2024, with a submission deadline of January 30, 2025. Proposals were reviewed based on capacity, experience, proposed service model, and alignment with CDBG objectives. The City received two (2) proposals that were reviewed and ranked by staff. The two (2) service providers were selected based on their responsiveness, qualifications, costs, work experience and professional expertise. The following two (2) proposal are as follow:

Cuernavaca's Grill – pricing structure accounts for both congregate and home-delivered meals, with two service options for congregate meals: individual plated meals at $20.00 per plate and buffet-style service at $25 per person. Home-delivery meals are priced at $18.00 per plate.

Everytable – can provide one (1) staff member at a rate of $25.00 per hour for a total of four (4) hours per operating day. Everytable will delivery congregate or grab and go meals once or twice per week at the rate of $6.25 per meal and a $6.00 delivery fee. Home delivered meals once per week at a rate of $7.50 per meal and delivery fee of $5.00

SELECTION PROCESS

Pursuant to the Request for Proposals, it was requested that service providers respond with their qualifications, scope of service, etc., in one package and with their fee schedule included. The proposal review committee reviewed the material in the Request for Proposal (RFP) submitted by the service providers and ranked the most qualified proposals.

The selection of the most qualified service provider for Compton's meals program was on the basis of demonstrated competence and professional qualifications. Qualification Based Selection ("QBS") is where selection is based on the most appropriate provider of professional services; fees are not an initial consideration nor a primary consideration for selection; however, staff will evaluate the price to ensure there is a comparability and consistency to the other proposals. The evaluation process used by the selection committee for ranking the proposal was based upon the completeness of the proposal, service provider demonstrated understanding of the scope of services, quality of similar work previously performed by the firm, personnel assigned, resources required to perform the required services, and the proposed schedule of work. Fees are not considered until after the selection of the most qualified firms.

The review committee determined the proposal submitted by Cuernavaca's Grill and Everytable was deemed the most qualified service providers to provide the needed Compton's senior nutrition program for this RFP for the following reasons:

- Both service providers key members have extensive experience working with State, County and local municipalities
- Both service providers source ingredients and compliance with Los Angeles County nutrition guidelines for senior dietary needs

STATEMENT OF ISSUE

Staff request authorization for the City Manager to enter into a service agreement with Cuernavaca's Grill and Everytable for Senior Meals on Wheels Program in the City of Compton.

FINANCIAL IMPACT

The General Fund will not be negatively impacted by the increase in revenue, that the Grants Management Department and the Fiscal Year 2024-2025 budget shall increase revenues and expenditures shall increase as follow:

Increase in revenue appropriations

Account Code	Account Description	Amount
2800-540-G28-3583	CDBG, FY19 Grant Year HUD Revenue Account	$200,000.00

Increase in expenditure appropriations

Account Code	Account Description	Amount
2800-540-G28-4266	CDBG, FY19 Grant Year Contract Services	$200,000.00

The purchase orders will be allocated to the respective vendors as follow:

Service Provider	Account Code	Amount
Cuernavaca's Grill	2800-540-G28-4266	$185,000.00

Service Provider	Account Code	Amount
Everytable	2800-540-G28-4266	$15,000.00

Total Amount $200,000.00

RECOMMENDATION

Staff recommends that the attached Resolution be adopted.

TURMEL WOODS
GRANTS COMPLIANCE MANAGER

APPROVED FOR FORWARD

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE GRANTS MANAGEMENT DEPARTMENT FISCAL YEAR 2024-2025 BUDGET AND ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER WITH CUERNAVACA'S GRILL AND EVERYTABLE FOR SENIOR MEALS ON WHEELS PROGRAM IN THE AMOUNT OF ($200,000)

WHEREAS, adoption of this resolution will amend the 2024-2025 Fiscal Year budget to transfer funds and authorize the City Manager to enter into a professional service agreement with and establish a purchase order in the amount of Two Hundred Thousand Dollars ($200,000) for Senior Meals on Wheels Program in the City of Compton

WHEREAS, to address food insecurity among all seniors, homebound seniors and disabled residents, the City proposed a Senior Meals on Wheels initiative consistent with HUD's public service objectives; and

WHEREAS, the City issued a Request for Proposal (RFP) for the Meals on Wheels Program. The RFP was released on December 25, 2024, with a submission deadline of January 30, 2025; and

WHEREAS, proposals were reviewed based on capacity, experience, proposed service model, and alignment with CDBG objectives. The City received two (2) proposals that were reviewed and ranked by staff; and

WHEREAS, Cuernavaca's Grill – pricing structure accounts for both congregate and home-delivered meals, with two service options for congregate meals: individual plated meals at $20.00 per plate and buffet-style service at $25 per person. Home-delivery meals are priced at $18.00 per plate; and

WHEREAS, Everytable – can provide one (1) staff member at a rate of $25.00 per hour for a total of four (4) hours per operating day. Everytable will delivery congregate or grab and go meals once or twice per week at the rate of $6.25 per meal and a $6.00 delivery fee. Home delivered meals once per week at a rate of $7.50 per meal and delivery fee of $5.00; and

WHEREAS, pursuant to the Request for Proposals, it was requested that service providers respond with their qualifications, scope of service, etc., in one package and with their fee schedule included. The proposal review committee reviewed the material in the Request for Proposal (RFP) submitted by the service providers and ranked the most qualified proposals; and

WHEREAS, an appropriation is being requested for this item, as outlined below:

Increase in revenue appropriations

Account Code	**Account Description**	**Amount**
2800-540-G28-3583	CDBG, FY19 Grant Year HUD Revenue Account	$200,000.00

Increase in expenditure appropriations

Account Code	**Account Description**	**Amount**
2800-540-G28-4266	CDBG, FY19 Grant Year Contract Services	$200,000.00

The purchase orders will be allocated to the respective vendors as follow:

Service Provider	**Account Code**	**Amount**
Cuernavaca's Grill	2800-540-G28-4266	$185,000.00
Service Provider	**Account Code**	**Amount**
Everytable	2800-540-G28-4266	$15,000.00
	Total Amount	$200,000.00

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

Section 1. That the City Manager is hereby authorized to establish purchase orders with Cuernavaca's Grill and Everytable for the Senior Meals on Wheels Program in an amount not to exceed Two Hundred Thousand Dollars ($200,000.00) from Account No. 2800-540-G28-4266.

The purchase orders shall be allocated to the respective vendors as follow:

Service Provider	**Account Code**	**Amount**
Cuernavaca's Grill	2800-540-G28-4266	$185,000.00
Service Provider	**Account Code**	**Amount**
Everytable	2800-540-G28-4266	$15,000.00
	Total Amount	$200,000.00

Section 2. That the City Manager is hereby authorized to amend the Grants Management Department's Fiscal Year 2024-2025 Budget and appropriate funds for this expenditure, as outlined below:

Increase in revenue appropriations

Account Code	**Account Description**	**Amount**
2800-540-G28-3583	CDBG, FY19 Grant Year HUD Revenue Account	$200,000.00

Increase in expenditure appropriations

Account Code	**Account Description**	**Amount**
2800-540-G28-4266	CDBG, FY19 Grant Year Contract Services	$200,000.00

Section 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Controller, City Attorney, Grants Management Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Prepared for

City of Compton

Grants Division

205 S. Willowbrook Ave.

Compton, CA 90220

SENIOR MEALS ON WHEELS PROGRAM

Cuernavaca's Grill

SBE NO: 2038377

429 E. 11th St., Los Angeles, CA 90015

(562) 256-5037 | taqueriacg@gmail.com

www.cuernavacasgrill.com

CUERNAVACAS GRILL

CUERNAVACA'S GRILL

January 30, 2025
City of Compton - Grants Division
205 S. Willowbrook Ave
Compton, CA 90220

Dear Mr. Woods,

Cuernavaca's Grill is honored to submit this proposal for the **Senior Meals on Wheels Program**. With nearly two decades of experience in large-scale meal preparation, we have established ourselves as a trusted leader in delivering **nutritious, high-quality meals** with efficiency, reliability, and a deep commitment to community service. We understand that **this program is more than just providing meals—it's about ensuring dignity, nourishment, and connection for Compton's senior residents**.

Our track record speaks for itself. We have successfully catered for **Long Beach Unified School District (since 2009), Ministerios Asi Es (15+ years), and Child Protective Services**, providing **hundreds to thousands of meals daily**. Additionally, we prepare and deliver **over 500 daily meals** for corporate clients in the **Los Angeles Fashion District**. Through our work with **Bresee Los Angeles**, we've ensured that students and families who've lost access to school meal programs during summer break continue to receive nutritious food.

Our approach is **customized and senior-focused**. We design **tailored meal plans** that meet **Los Angeles County Nutritionist guidelines**, ensuring that each meal is balanced, culturally relevant, and meets the dietary needs of seniors. Our **attentive and highly trained staff** ensures that every aspect of this program—from menu development to meal delivery—is handled with precision and care. With a **proven history of managing large-scale meal distribution, compliance with all regulations, and an unwavering commitment to food safety**, we are confident that Cuernavaca's Grill is the ideal partner to support the City of Compton in this essential initiative.

We welcome the opportunity to bring our expertise and passion to this program and look forward to the possibility of working together. Please feel free to reach out for any further information or to discuss next steps.

Sincerely,

Nayomie Mendoza
Owner, Cuernavaca's Grill

Executive Summary

Cuernavaca's Grill is proud to submit this proposal for the **City of Compton's Senior Meals on Wheels Program**, reinforcing our mission to provide **high-quality, nutritious meals** to underserved communities. With **19 years of experience** in catering and meal service, we have successfully served **thousands of meals daily** to public institutions, corporate clients, and community-based organizations.

Our proposal highlights our ability to:

- **Prepare and deliver high-volume, nutrient-dense meals** that adhere to **Los Angeles County Nutritionist guidelines**.
- **Provide tailored meal solutions** that accommodate the unique dietary needs of seniors while maintaining flavor and cultural relevance.
- **Leverage extensive experience with large-scale meal distribution**, having successfully catered for **LBUSD, Ministerios Asi Es, Child Protective Services, and corporate clients** in the **Los Angeles Fashion District**.
- **Ensure seamless execution** through a **dedicated team of culinary professionals, delivery staff, and administrative support**, all focused on reliability, efficiency, and compliance with **federal, state, and local meal service regulations**.

Our commitment to **quality, consistency, and community impact** positions us as the ideal partner for this initiative. By selecting Cuernavaca's Grill, the **City of Compton** can ensure that its senior residents receive **safe, nutritious, and satisfying meals**, delivered with care and professionalism. We look forward to the opportunity to collaborate and serve the community.

About Cuernavaca's Grill

Founded in **2005**, Cuernavaca's Grill as a family restaurant has branched out into a premier **catering service** in Los Angeles, specializing in **mass meal preparation for schools, corporate clients, and government agencies**. Our commitment to **fresh, authentic, and nutritious meals** has made us a trusted name in the industry.

Relevant Experience

A. LBUSD (Since 2009)

- First contracted to cater a **last-minute science fair**.
- Expanded services to feed **hundreds to thousands of students** across the district.
- Experience in **bulk meal prep, dietary compliance, and large-scale logistics**.

B. Ministerios Asi Es (15+ Years)

- Annual convention with **500+ attendees** requiring **breakfast, lunch, and dinner**.
- Full-service catering including setup, service, and cleanup.
- Demonstrated ability to handle **multi-day events** efficiently.

C. Child Protective Services

- Provided **holiday meal catering** to a government agency.
- Successfully met **high food safety and quality standards**.

D. Corporate Meal Service (Lucy in the Sky & LA Fashion District)

- Catered **over 500 meals daily** across **four sites** for a corporate client.
- Provided **daily meal service and delivery** for businesses in the **Los Angeles Fashion District**.
- Ensured efficient logistics and high-volume meal service with consistency.

E. Bresee Los Angeles

- Catered meals for **students and families** who've lost access to school meal programs during summer break.
- Partnered with community organizations to provide **consistent, high-quality nutrition** during crucial periods.

F. CAL GUARD

- Mass prepared and delivered **thousands of meals** for **emergency services** during the **Los Angeles Wildfire season** across **four sites**.
- Ensured **efficient meal distribution and logistics** under **emergency response conditions**.
- Successfully supported **first responders** with **nutritious, high-quality meals** during critical operations.

G. USDA Government Contract

- Recently secured a **government contract with the USDA**, starting in **April 2025**, which will run through **2029**.
- Demonstrates **long-term capability in government-funded meal programs**.
- Ensures compliance with **federal nutrition and safety regulations** for large-scale meal services and emergency services.

Qualifications

Extensive Experience in Large-Scale Meal Services

Cuernavaca's Grill has been a trusted name in catering and meal distribution for nearly **two decades**, specializing in **high-volume meal preparation** for government agencies, schools, corporate clients, and emergency response services.

Proven Government & Institutional Partnerships

We have successfully catered and delivered **thousands of meals daily** through contracts with:

- **Long Beach Unified School District (LBUSD) (Since 2009)** – Providing meals to **hundreds to thousands of students** across multiple schools.
- **Ministerios Asi Es (15+ Years)** – Annual catering for **500+ attendees**, ensuring **multi-day, large-scale food service**.
- **Child Protective Services** – Holiday meal catering with a **focus on nutrition and compliance with agency standards**.
- **Bresee Los Angeles** – Summer meal program for **students and families who've lost access to school meal programs** during school closures.

Emergency Response & Large-Scale Meal Distribution

- **CAL GUARD – Los Angeles Wildfire Season**
    - Catered and delivered **thousands of meals** for **emergency services** across **four sites**.
    - Managed meal logistics under **high-pressure emergency response conditions**.

New Government Contract – USDA (Starting April 2025 - 2029)

- Recently secured a **long-term government contract with the USDA**.
- Demonstrates expertise in **federal nutrition programs and large-scale meal distribution**.
- Ensures compliance with **federal nutrition and safety regulations** for **both large-scale meal services and emergency response programs**.

Staffing Plan

To successfully execute the **City of Compton's Senior Meals on Wheels Program**, Cuernavaca's Grill has assembled a **dedicated team of professionals** with extensive experience in **meal production, logistics, and compliance**. Our staff will ensure **timely meal preparation, safe food handling, and seamless delivery** to both congregate dining sites and homebound seniors.

Key Personnel & Responsibilities

1. Program Management & Administration

Program Manager (1)

- **Oversees entire program operations**, ensuring adherence to **city, county, and federal nutrition program guidelines**.
- Acts as **liaison** between Cuernavaca's Grill and **City of Compton officials**.
- Manages **reporting, compliance documentation, and financial oversight**.

Compliance & Quality Assurance Coordinator (1)

- Ensures compliance with **Los Angeles County Nutritionist guidelines, USDA standards, and food safety regulations**.
- Conducts **routine inspections and audits** of food prep, storage, and delivery procedures.
- Oversees **nutritional analysis** and ensures meal plans meet **senior dietary requirements**.

2. Kitchen & Meal Preparation Team

Executive Chef (1)

- Develops **weekly and monthly senior meal menus**, ensuring **nutrition, variety, and cultural relevance**.
- Oversees **kitchen operations, food safety procedures, and portion control**.
- Works with the **Compliance Coordinator** to maintain **menu compliance with dietary standards**.

Sous Chef (1)

- Assists in meal preparation, quality control, and **scaling recipes for high-volume meal production**.
- Oversees food prep staff and maintains **kitchen efficiency**.

Prep Cooks (4-6)

- Responsible for **ingredient preparation, portioning, and packaging**.
- Ensures meals meet **temperature and presentation standards**.

Kitchen Assistants & Dishwashers (2)

- Supports kitchen staff with **cleaning, equipment maintenance, and supply restocking**.

3. Meal Packaging & Delivery Team

Packaging & Logistics Coordinator (1)

- Supervises **meal packaging and labeling** to ensure accuracy and **safe transport**.
- Manages inventory of **food containers, utensils, and delivery supplies**.

Meal Packers (4-6)

- Assembles **individual meal trays and bulk meal containers**.
- Ensures meals are **correctly labeled** with dietary information, ingredients, and date of preparation.

Delivery Drivers (4-8, based on demand)

- Transport **home-delivered meals** to seniors across **Compton**.
- Ensure **timely distribution and compliance with food safety delivery standards**.
- Provide **courteous service and wellness checks** upon delivery.

4. Customer Support & Community Engagement

Client Services Coordinator (1)

- Handles **meal reservations, dietary requests, and senior feedback**.
- Coordinates with **congregate meal sites** to **track attendance and program participation**.

Staffing Summary

Position	Key Responsibilities
Program Manager	Oversees operations & reporting
Executive Chef	Leads menu planning & kitchen
Sous Chef	Assists in meal prep & quality control
Prep Cooks	Handles food prep & portioning
Meal Packers	Packages meals for delivery
Delivery Drivers	Delivers meals & performs wellness checks
Compliance Coordinator	Ensures food safety & compliance
Client Services	Manages reservations & feedback

Scalability & Contingency Plan

To **scale operations based on demand**,

Cuernavaca's Grill will:

- **Increase or adjust staffing** to accommodate **higher meal volumes**.
- Implement **on-call drivers and additional packers** as needed for peak periods.
- Use **backup kitchen staff** from existing Cuernavaca's Grill operations if required.
- Ensure **cross-training** so that all team members can adapt to **changing program needs**.

References

1. Ministerios ASi Es

Contact: Elmer Virula
Email: communitysocialservicesasies@gmail.com
Phone: (310) 819-0792
Address: 1506 N Long Beach Blvd, Compton, CA 90221
Number of Sites: 8 (Operating in different states while also traveling, performing, and delivering outside of states during the delivery period)

2. Perry Lindsey Academy (LBUSD)

Contact: Federico Martinez
Email: fmartinez@lbusdschools.net
Phone: (562) 858-7805
Address: 5075 Daisy Ave, Long Beach, CA 90805

3. Department of Children and Family Services

Contact: Rebecca McCullough
Email: mccure@dcfs.lacounty.gov
Phone: (626) 422-0325
Address: 301 N. Tamarind Ave, Compton, CA 90220
Number of Sites: 1

4. Jane Addams Elementary School

Contact: Aracely Maria Arreola (PTA)
Phone: (562) 608-5168
Address: 5320 Pine Ave, Long Beach, CA 90805
Number of Sites: 1

5. Lucy In the Sky

Contact: Jorge Rangel
Email: jorgerangel@lucyinthesky.com
Phone: (424) 386-9288
Address: 808 Wall St., 8th Floor, Los Angeles, CA 90014
Number of Sites: 4

Scope of Services (SOW)

Cuernavaca's Grill will serve as the primary meal provider for the City of Compton's Senior Meals on Wheels Program, delivering nutritious, well-balanced meals to senior residents through both congregate dining services and home-delivered meal programs. This initiative ensures that older adults, particularly those who are homebound or food insecure, receive high-quality, compliant, and culturally relevant meals that meet their dietary needs.

Our goal is to provide seniors with meals that are safe, nutritious, and enjoyable, while also ensuring timely meal preparation, delivery, and compliance with all federal, state, and local regulations, including Los Angeles County Nutritionist guidelines and USDA meal program standards.

Senior-Friendly Menu Version

To ensure seniors receive **nutrient-dense, balanced, and culturally relevant meals**, Cuernavaca's Grill has refined its standard catering offerings to create a **Senior-Friendly Meal Selection**. The following menu is designed to meet the dietary needs of older adults while maintaining rich flavors and variety.

Breakfast Options

- Scrambled egg whites with turkey sausage, whole-wheat toast, and seasonal fruit
- Oatmeal with cinnamon, honey, and sliced almonds, served with low-fat milk
- Mexican-style chilaquiles (baked, not fried) with black beans and fresh fruit

Lunch Options

- Grilled chicken breast with quinoa, steamed vegetables, and a whole-wheat roll
- Beef picadillo with brown rice, roasted zucchini, and a fresh garden salad
- Cheese-stuffed chile relleno (reduced-fat cheese) with Spanish rice and pinto beans

Dinner Options

- Baked salmon with garlic mashed sweet potatoes and sautéed spinach
- Turkey meatloaf with roasted carrots and steamed broccoli
- Lentil soup with a side of whole-grain bread and a mixed green salad

Snack & Dessert Options

- Low-sodium crackers with hummus and cucumber slices
- Greek yogurt with honey and fresh berries
- Sugar-free flan with a light caramel drizzle

All meals are **low in sodium, high in fiber, and rich in protein** to support **senior health and dietary requirements**. A **rotating seasonal menu** ensures variety and engagement, with vegetarian and gluten-free options available upon request.

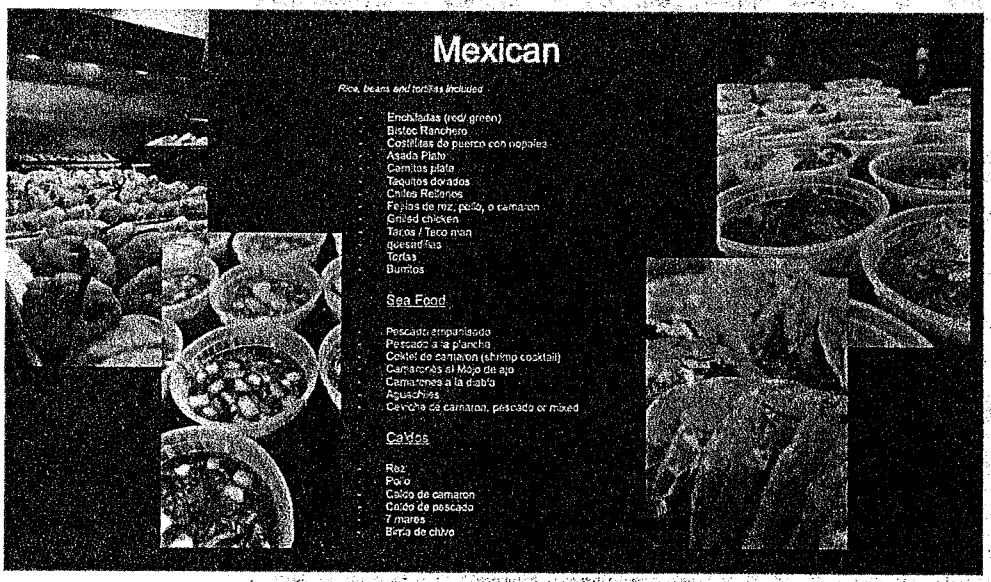
For a full list of menu offerings, please refer to **Appendix A: Cuernavaca's Grill Catering Menu**.

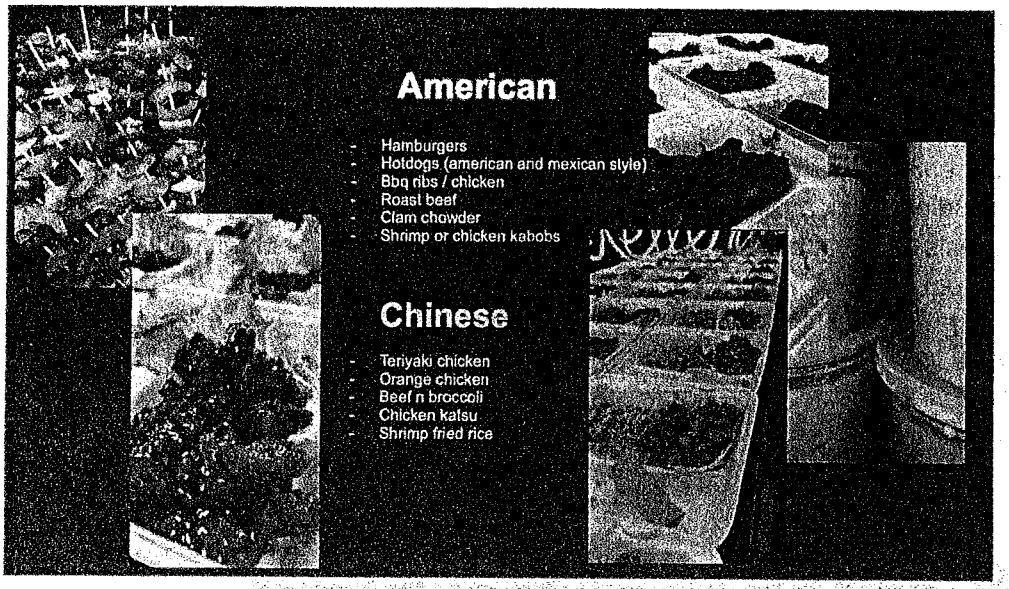
Appendix A: **Cuernavaca's Grill Catering Menu**

Full Catering Menu

The following pages contain our full catering menu, which includes additional offerings across various cuisines, including Mexican, Seafood, American, Chinese, Italian, and Sandwich selections. These meals are available for program flexibility and can be customized to meet specific needs upon request.

Our team is dedicated to ensuring high-quality meal preparation and delivery while maintaining the highest standards of food safety and compliance. We look forward to working with the City of Compton to bring these nutritious and delicious meals to the senior community.




American
- Hamburgers
- Hotdogs (american and mexican style)
- Bbq ribs / chicken
- Roast beef
- Clam chowder
- Shrimp or chicken kabobs
Chinese
- Teriyaki chicken
- Orange chicken
- Beef n broccoli
- Chicken katsu
- Shrimp fried rice


Italian
- Chicken alfredo
- Shrimp alfredo
- Chicken marsala
- Chicken parmesan
- Lasagna
- Pasta primavera
- Raviolis
- Tortellinis
- Gnocchi
- Burrata pasta
- Spaghetti
- Penne pasta
Sandwiches
- Chicken club
- Turkey club
- Pastrami sandwich
- Meatball sandwich
- Italian sausage sandwich
- Meatball and sausage sandwich
Vegan Menu, Salads, Substitutes Available upon request

Services Provided

A. Meal Preparation & Delivery

Cuernavaca's Grill will manage **all aspects of meal production**, including:

1. **Menu Planning & Nutritional Compliance**
   - Meals will be **low-sodium, high-fiber, and nutrient-dense**, with **balanced proteins, carbohydrates, and essential vitamins**.
   - Specialized meals will be available for seniors with **diabetes, heart conditions, and other dietary restrictions**.
   - Menus will be developed in collaboration with **licensed nutritionists** and submitted for approval prior to implementation.
2. **Congregate Meal Services**
   - Hot meals will be **prepared and delivered daily** to **designated senior community centers** for group dining.
   - Meals will be served between **10:30 AM – 12:30 PM** to accommodate lunch schedules.
   - Cuernavaca's Grill staff will be responsible for **meal transportation, setup, and adherence to food safety protocols** at congregate sites.
3. **Home-Delivered Meal Services**
   - **Individually packaged meals** will be provided for homebound seniors who are unable to access congregate meal sites.
   - **Daily hot meal delivery, Monday–Friday**, with **weekend and holiday meals delivered in advance**.
   - Drivers will conduct **basic wellness checks** upon delivery and report any concerns about senior safety or meal access.
   - All home-delivered meals will be **properly labeled with heating instructions, expiration dates, and dietary information**.
4. **Emergency Meal Services & Contingency Planning**
   - Backup meal kits will be provided to ensure continuity of services during **holidays, severe weather, or unforeseen circumstances**.
   - **Additional meal preparation capabilities** will be available for emergency meal needs, particularly in disaster relief scenarios (e.g., power outages, fires, or public health crises).

B. Food Safety & Quality Control

1. **Regulatory Compliance**
   - Meals will adhere to **Los Angeles County Senior Nutrition Program guidelines**, **California Department of Public Health standards**, and **USDA federal nutrition regulations**.

- Cuernavaca's Grill will maintain **HACCP-certified (Hazard Analysis and Critical Control Point) food safety protocols**.
- A **Quality Control Specialist** will oversee compliance with **portion sizing, ingredient sourcing, and preparation methods**.

2. **Safe Handling & Delivery**
   - All staff handling food will be **ServSafe-certified** and trained in **senior nutrition best practices**.
   - Meals will be transported in **temperature-controlled, food-safe vehicles** to maintain **proper hot and cold food standards**.
3. **Feedback & Continuous Improvement**
   - Monthly **senior meal satisfaction surveys** will be distributed to assess **meal quality, taste, and nutritional impact**.
   - Menus will be adapted based on **cultural preferences and dietary trends** within the senior population.

C. Staffing & Program Management

Cuernavaca's Grill will provide a **dedicated team of professionals** to execute all program functions.

Position	Responsibilities
Program Manager	Oversees all meal service operations, reporting, and compliance
Executive Chef	Develops menus, supervises kitchen staff, ensures food quality
Sous Chef	Supports Executive Chef, ensures timely meal prep
Prep Cooks (4-6)	Prepares and portions food for large-scale meal production
Meal Packers (4-6)	Packages meals for home delivery and congregate sites
Delivery Drivers (4-8)	Ensures timely home meal deliveries and conducts wellness checks
Compliance Coordinator	Monitors nutrition, food safety, and program compliance
Client Services Coordinator	Handles senior meal reservations, dietary requests, and feedback

D. Reporting & Documentation

Cuernavaca's Grill will maintain **detailed program documentation** to ensure **compliance and transparency**.

- **Daily Logs:** Meal production, food temperatures, and delivery confirmations.
- **Weekly Reports:** Total meals served, dietary modifications, senior participation.
- **Monthly Reports:** Compliance audits, senior satisfaction survey results, and financial tracking.

- **Annual Program Review:** Full evaluation of services provided, with recommendations for improvements.

Schedule of Services

A. Program Implementation Timeline

A. Program Implementation Timeline

Milestone	Target Date
Contract Start Date	April 1, 2025
Staff Training	March 15-25, 2025
Menu Development & Approval	March 1-10, 2025
Home-Delivered Meal Services Begin	April 1, 2025
First Compliance Report Submission	May 1, 2025
Ongoing Reporting	Monthly
Annual Program Review	March 2026

B. Weekly Meal Service Schedule

Service Type	Days of Service
Congregate Meals	Monday – Friday
Home-Delivered Meals	Monday – Friday
Weekend & Holiday Meals	Delivered Fridays

4. Contingency & Scalability Plan

A. Emergency Response Plan

- **Backup meal kits** will be stocked for emergency distribution in case of **weather disruptions, transportation failures, or public health emergencies**.
- **Additional delivery drivers and food prep teams** will be available for deployment during emergencies.

B. Program Growth & Expansion

- If meal demand increases, Cuernavaca's Grill will **scale up staffing and production capacity** accordingly.
- Additional **meal delivery routes and distribution centers** will be explored as the program expands.

Conclusion

Cuernavaca's Grill is **fully prepared** to execute the **Senior Meals on Wheels Program** with **efficiency, compliance, and compassion**. Our team has the **expertise, infrastructure, and experience** to provide **high-quality, nutritious meals** that support the health and well-being of Compton's senior residents.

We look forward to **partnering with the City of Compton** and ensuring that **every senior in need receives the nourishment and care they deserve**

Fee Schedule (Estimated Cost Breakdown)

Cuernavaca's Grill has developed a cost-effective pricing structure that ensures high-quality, nutritious meals while maintaining efficiency in production and delivery. The cost breakdown is based on ingredients, meal preparation labor, packaging, transportation, and administrative overhead. Each meal cost reflects the use of fresh, locally sourced ingredients and compliance with Los Angeles County nutrition guidelines for senior dietary needs.

The pricing structure accounts for both congregate and home-delivered meals, with two service options for congregate meals: individual plated meals at $20 per plate and buffet-style service at $25 per person. Home-delivered meals are priced at $18 per plate, considering the additional packaging and logistics required for safe transportation to homebound seniors.

Additional Cost Considerations:

- Flexible Pricing Options: Cuernavaca's Grill is committed to ensuring that every senior in need receives a nutritious meal. We are flexible with payment structures and open to negotiating costs to better align with the City of Compton's budgetary needs. We believe in this program's impact and are willing to work collaboratively to make it accessible and sustainable.
- Bulk Pricing Discounts: Pricing may be adjusted based on volume commitment and contract length.
- Inflation & Cost Adjustments: Prices are subject to annual review based on ingredient cost fluctuations, labor rates, and fuel costs.

Service Component	Rate Per Meal
Congregate Meal Service (Per Plate)	$20.00
Congregate Meal Service (Buffet Style)	$25.00
Home-Delivered Meal Service	$18.00

Exceptions / Deviations

Cuernavaca's Grill acknowledges that some elements of the program may require adjustments based on availability, unforeseen circumstances, or program-specific requirements. Any deviations from the outlined meal service, pricing, or logistics will be communicated in advance and agreed upon with the City of Compton. Potential exceptions may include:

- Ingredient Substitutions: If specific ingredients become unavailable, equivalent alternatives will be used while maintaining nutritional integrity.
- Delivery Adjustments: In cases of extreme weather or transportation disruptions, meal delivery schedules may be modified with prior notification.
- Volume Adjustments: If meal volume requirements fluctuate significantly, pricing or service schedules may be reevaluated in collaboration with program administrators.



EVERYTABLE

PROPOSAL FOR PARTNERSHIP

City of Compton RFP

For Senior Meals on Wheels Program



TABLE OF CONTENTS

Pg 3	Cover Letter
Pg 4-5	Executive Summary
Pg 6	Similar Programs
Pg 7-8	Qualifications
Pg 9	Staffing
Pg 10	References
Pg 11	Scope of Services/ Fee Schedule
Pg 12	Certificate of Insurance
Pg 13	Sample Menu









EVERYTABLE

COVER LETTER

On behalf of Everytable, we are thrilled to submit our Proposal for partnership with the City of Compton, Grants Division, Senior Services

I am excited to propose Everytable's partnership with the City of Compton to provide your senior community with scratch-cooked, healthy food through our innovative, empowering service model. Our model aligns closely with the City of Compton's Senior Meals on Wheels Program to provide access to nutritious meals in a social setting as well as providing meals for those who are aging in place in their homes.

Everytable was established in 2015 and is an industry leader in providing both large order deliveries and home deliveries, currently making over 90 large order deliveries and 1,000 home deliveries daily throughout Southern California, including deliveries in Los Angeles, Orange, and San Diego Counties. We have been serving managed care populations, community based senior programs and government organizations for the past 5 years. Our nutritious, delicious meal offerings include medically tailored meals and LA County Nutritionist, CA Aging and Title III OAA meals for seniors, ensuring that a wide range of dietary restrictions are met while not sacrificing the high quality and taste of our products.

Our proposed plan is to provide meals daily or weekly depending on the program composition for the City of Compton's Senior Meals on Wheels congregate and home delivered meal program. These scratch-cooked fresh culturally diverse meals can be heated as well as we offer chilled options to provide a robust variety to appeal to many taste profiles.

Thank you for the opportunity to share our vision with you. We look forward to the possibility of working together and are happy to discuss any details or provide further clarification as needed.

If you have any questions about this submission or if additional information/clarification is necessary, please reach out to our main point of contact: Julie Aiken, RDN, julieaiken@everytable.com.

Phone: 917-319-6156 | **Email**: sam@everytable.com | **Corporate Address**: 10419 Venice Blvd, Los Angeles, CA 90034

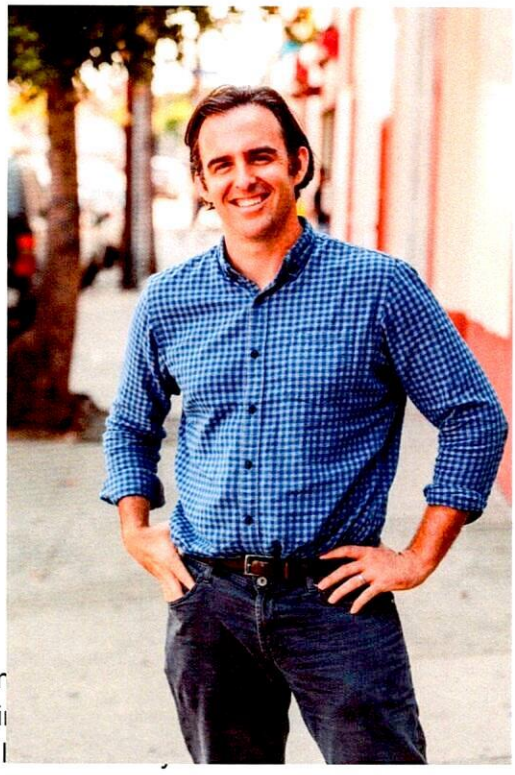
Best Regards,

DocuSigned by:
Sam Polk
3DA2465EFB8940B...

Sam Polk, CFA
Founder and CEO – Everytable

Executive Summary

Our Story



In 2013 Sam Polk, a former hedge fund trader, founded a nonprofit called Feast (originally called Groceryships) to address food-related health problems in South LA, where the average income is $13,000 a year, life expectancy is 10 years lower than more affluent areas, and diseases like obesity and diabetes are alarmingly high. Feast began helping family food providers make healthy choices through nutrition education, cooking classes, free produce, and support groups.

That year Sam began hearing from Feast participants that while fresh produce was great, they often had to buy food on the go because they were juggling multiple jobs and large families. And in South LA, their only options were fast food.

Sam saw an opportunity to help families like these. So, he created a model for a new company that would sell nutritious food in "food deserts" like South LA at prices competitive with fast food.

Feast was built on the belief that every life is equally important. Sam embedded in the new company, so they called it Everytable, reflecti nutritious, affordable food to every table in the country, with no one l **around 300 employees in the State of California.**



OUR ANNUAL IMPACT REPORT

As a social enterprise and public benefit corporation, we are in business making fresh, delicious meals and on a mission to change the food system and our world. We believe that nutritious food is a human right and should be available to everyone, because people with access to good food have better health outcomes and overall quality of life.

Through our first annual impact report, we aim to celebrate how our customers, team members, investors and strategic partners all play a vital role in achieving our mission. We are committed to making a positive difference in the communities we serve through our three Impact Pillars:

1. Making nutritious food affordable and accessible to everyone
2. Creating a more inclusive economy
3. Supporting a sustainable food system

This inaugural report is an invitation to learn more about our commitment to transforming the food system and building a more equitable society.

Everytable has been featured in a variety of media outlets throughout California. Please check out our website for more of our stories: https://www.everytable.com/press





SIMILAR PROGRAMS

Everytable's Project Specific Experience

Founded in 2016 as a public benefit corporation, Everytable's mission is to transform the food system to make fresh, nutritious food accessible to everyone, everywhere. Founded in Southern California, Everytable reimagines a business model to make healthy food a human right, not a luxury product. Today we operate more than 38 retail locations across Southern California, and we partner with 150+ organizations on programs that address hunger and food insecurity. This includes senior serving agencies, homeless shelters, community colleges, alternative schools, municipalities, and County agencies.

Everytable has 5 years of experience catering to seniors through partnerships with government and nonprofit agencies. Everytable provides food programs for shelter sites, senior centers, senior housing, and home delivery for older adults. Over the last 5 years, we have served nearly 5 million meals to over 15,000 older adults across California.

Experience:

Meals on Wheels Boyle Heights
City of LA Grab-n-Go senior chilled/reheated meal program.
Delivering approx. 100 LA County Nutritionist and OAA Title III compliant meals per day across 2 delivery locations.

County of Santa Clara Senior Nutrition Program
Santa Clara County senior meal program delivering approximately 600 home delivered meals/week to 50-80 seniors. OAA Title III compliant and medically tailored meals.

Meals on Wheels Diablo Region
Diablo Region Meals on Wheels program providing approximately 1,000 home delivered meals 2-3 times per week for homebound seniors. OAA Title III compliant and medically tailored meals.

Los Angeles Department of Aging Senior Meals
Partnering with DOA to offer food assistance to low-income seniors
Home delivery of 5 meals per household and served over 3 million meals to more than 15,000 seniors.

LAHSA Project Homekey (Roomkey):
Supporting vulnerable populations experiencing homelessness
Providing 30,000 meals per week delivered 3-4 times across 30 locations.

QUALIFICATIONS

Everytable's Technical Competence

Everytable recognizes that the City of Compton has >14,000 community members who are over 60 years of age. We are committed to helping meet the social determinants of health needs of all ages including access to scratch-cooked healthy restaurant-style food. Everytable is well positioned in your community. Our Compton, Everytable retail store is providing affordable, accessible fresh nutrition in the local community and we are partnered with Compton College to support the nutrition needs of those attending college. In greater Los Angeles and throughout California we partner with many senior and community-based programs.

- **FOOD VALUES:** All of our food is made from scratch daily in our central kitchen using fresh, whole unprocessed ingredients.
    - Everytable operates in a 40,000 square feet central kitchen located in Vernon, CA. We are moving to a new 46,000 expanded USDA kitchen.
    - Our meals are made fresh daily, then conveniently packaged, and delivered through our large fleet of around 25+ refrigerated vehicles that travel throughout the Southern California region.
    - Our company is supported by 300 employees. We have a dedicated supply chain team that locally sources ingredients supporting local farmers with high ethical practices. This team builds deep relationships with our 45+ vendors and suppliers using a detailed screening process to thoroughly ensure inspection practices and a high quality of ingredients.
    - Health is at the forefront of our culinary values, bringing added value to the wellness of the team. Safety and quality standards including USDA inspections are adhered to through all steps of production and distribution to ensure a consistent and safe product.

- **COMMUNITY INSPIRED:** Our menu is an eclectic celebration of the cultures and cuisines of the local communities we serve. Our chef Tim Reardon collaborates with local chefs to create new menu items. Our menu honors the diversity of all the communities we aim to serve.

- **CREATIVELY CRAFTED:** Each Everytable dish is crafted by our chefs and dietitians to be sophisticated, relatable, innovative, and fun, while holding ourselves to the highest culinary and local, state and OAA nutrient standards. We offer medically tailored meals to help in the management of chronic conditions such as diabetes, kidney, and heart disease.
    - Our Everytable menu rotates seasonally and features local collaborations with chefs. Our team of chefs and dietitians work to be agile in adapting our menus to the unique needs of those we serve.

- **WHOLE INGREDIENTS:** Each Everytable dish is made from scratch using fresh, simple, unprocessed ingredients, and celebrates vegetables, fruits, nuts, and grains.
    - We believe in buying from local farms and launching new dishes each month inspired by the seasons and local harvest.

- **EVERYDAY NUTRITIOUS:** In a world where most restaurants and grocery stores are a minefield of unhealthy products, we hold ourselves to high nutrition standards, so that our guests trust that eating at Everytable is a step towards health.

CUISINE & PACKAGING: Everytable offers a wide selection of individually packaged breakfast, hot plates, salads, grain bowls, smoothies, beverages, snacks, and desserts.
Every dish is made from scratch using fresh, simple, and unprocessed ingredients. The menu is made of fresh takes on traditional Mexican, Caribbean, Vietnamese, Indian and Middle Eastern cuisines, as well as some Americana favorites and vegetarian options. Meals arrive fresh and chilled and can be quickly warmed up in a microwave or convection oven. All meals are ready-to-eat and packaged in grab-and-go recyclable containers which travel and store optimum freshness for up to 4 days. Our meals are conveniently packaged individually with recyclable number 5 polypropylene or #1 RPET plastic.

COMPLIANCE WITH NUTRITION STANDARDS: Everytable meals adhere to the guidelines and standards outlined by several governing bodies, including the Los Angeles County Nutritionist, Older Americans Act (42 U.S.C. § 3001-3058 et seq.); the Code of Federal Regulations (45 CFR 1321.1-1321.83); the Older Californians Act, Welfare and Institutions Code Section 955, Division 8.5; Title 22, California Code of Regulations (CCR Section 700 et seq.); as well as the latest California Division of Aging Program Memoranda and relevant updates. Additionally, meals comply with directives, program memoranda, and operating procedures from the Los Angeles County Community and Senior Services. Our dietitian Alison Acerra, RDN is connected with local and state of CA agencies who govern nutrient standards to validate our menus as we create new options for our partners.

Staffing

As a company based and solely focused on California, specifically SoCal. Nearly all of our near 300 staff members are located in Southern California, including our Founder and CEO Sam Polk.

- **Partner Success Manager:** The City of Compton Senior Meals on Wheels Program participants will be assigned a dedicated Partner Success Manager to assist with all aspects of Everytable's service from program implementation, menu curation, delivery coordination, reporting, addressing all needs as they may arise to ensure that the expectations of your organization and clients are not only met but exceeded. As your account manager, the Partner Success Manager will be your daily point of contact.
- **Daily Operations Manager:** If a daily operations manager is required to run this program as specified between the hours of 11-4 Monday-Friday (except major holidays) Everytable will provide employee to run the program.
- **Ordering Process:** Your Partner Success Manager will create a suggested menu for your program. This will be based on our seasonal and monthly rotational menus. All menus will be written and submitted in four-week cycles to an A.I.S. nutritionist for approval at least 30 days before use.
- **Delivery and Backup for Emergencies:** Everytable has a robust cold chain logistics and delivery operation to ensure the highest level of service for our customers, most of whom are experiencing, or at risk of, food insecurity. Because food service is essential and we serve vulnerable communities, Everytable prioritizes a logistics operation with redundancies that allows us to serve as an emergency provider as well. We have backup vehicles and drivers if a situation calls for it, as well as partnerships with third-party logistics providers who can serve as further backup.

KEY PROJECT STAFF INFORMATION

JULIE AIKEN, RDN VICE PRESIDENT OF STRATEGIC PARTNERSHIPS

As a Registered Dietitian, Julie supports Everytable through developing partnerships with Managed Health Care Plans, Older Americans Act, Programs for All Inclusive Care for the Elderly and Meals on Wheels Partners. Julie collaborates to create innovative nutrition solutions with our partners.

AMANDA ALBRECHT, DIRECTOR OF PARTNER SUCCESS

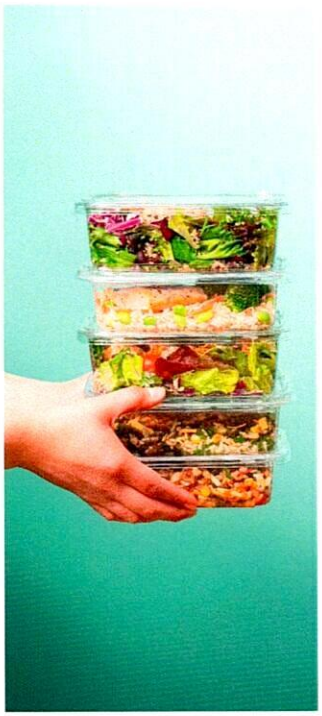
As the Director of Partner Success, Amanda works with all stakeholders to build strong, long-term relationships and assist our partners in attaining their unique food program goals. With over 12 years' experience in food service operations, food technology & logistics, and key account management, she has previously led workplace meal programs for some of the largest corporations in Los Angeles. Amanda is passionate about helping people and determined to become a trusted resource for all Everytable partners. Amanda manages our Everytable Partner Success Team who will be working on this project along with Amanda and Julie.

REFERENCES AND BUSINESS PARTNERS

References Name of Organization	Contact Information	Services Provided
Meals on Wheels Diablo Region	Fernanda Fonseca, Nutrition Manager **Address:** 1300 Civic Drive, Walnut Creek, CA 94596 **Phone:** 925-937-8608 **Email:** ffonseca@mowdr.org	Everytable provides approximately 1,000 home delivered meals 2-3 times per week for homebound seniors. OAA Title III compliant and medically tailored meals.
County of Santa Clara Senior Nutrition Program	Trisha Lam M.P.H., R.D Nutrition Services Manager **Address:** 353 W. Julian Street, 4th Floor, San Jose, CA 95110 **Phone:** 408-755-7684	Everytable provides approximately 600 home delivered meals/week to 50-80 seniors. OAA Title III compliant and medically tailored meals.
OPICA	Saira Reyes, Director of Operations **Address:** 1759 Missouri Ave, Los Angeles, CA 90025 **Phone:** (310) 478-0226	Everytable provides approximately 250 congregate meals to an adult day center. OAA Title III compliant and medically tailored meals.
San Diego Rescue Mission	Paul Armstrong, Vice President of Programs **Address:** 120 Elm St, San Diego, CA 92101 **Phone:** (619) 819-1830 **Email:** parmstrong@sdrescue.org	Everytable provides daily lunch and dinner for approximately 50 people experiencing homelessness at the San Diego Rescue Mission Oceanside Navigation Center.
Compton College	Reuben James Director of Purchasing and Auxiliary Services **Address:** 1111 E Artesia Blvd, Compton, CA 90221 **Phone:** 1 (310) 345-7134 **Email:** rjames@compton.edu	Everytable customized a store for Compton College and provided other meal program support for students and faculty/staff. We have served over 27,000 students since 2020.

SCOPE OF SERVICES/FEE SCHEDULE

Everytable's Proposed Method to Accomplish the Senior Meals on Wheels Program



Everytable's proposal is to deliver our fresh scratch-cooked world-inspired meals to the City of Compton Senior Meals on Wheels Program daily or weekly based on the requirements of how the program will operate. Our menu will be on a 4-week rotation and our chef and dietitian will update our menu monthly to offer additional variety to reduce taste fatigue. Everytable prides itself on providing meals fresh, never frozen and all deliveries will consist of different meals that appeal to a wide range of culinary interests. Our meals will include choices that can be heated or chilled options. We will work with the City of Compton Senior Meals on Wheels Program Manager to facilitate meals for special events.

We are submitting 2 operational program options for congregate or grab and go meals and 1 operational program for home delivered meals to run Monday-Friday (except major holidays). For our congregate meal program utensils, napkins, and seasoning packets are included in the price of meals as well as serving trays.

Time Schedule

We anticipate our team will be fully operational to start this program immediately based on the best timeframe agreed upon after the award announcement.

Congregate or Grab and Go Meal Service:

1. Everytable can provide 1 staff member at the rate of $25 per hour for a total of 4 hours per operating day, Monday-Friday (except major holidays), to serve our prepared and heated meals in a congregate setting.
2. Everytable will deliver congregate or grab and go meals 4-5 days a week as required Monday-Friday (except major holidays) at a scheduled time to each location.
    a. Price per meal-$6.25
    b. Delivery fee per order-$20.00
3. Everytable will deliver congregate or grab and go meals once or twice per week on a scheduled day of the week at a scheduled time to each location.
    a. Price per meal-$6.25
    b. Delivery fee per order-$6.00

Home Delivered Meal Program

1. Everytable will deliver meals once per week Monday-Friday (except major holidays) to each participant's home.
    a. Price per meal-$7.50
    b. Delivery fee per order-$5.00

Reporting- Everytable will work with the City of Compton Senior Meals on Wheels Program Director to identify any reporting needed in conjunction with this program.

CERTIFICATE OF INSURANCE

EVERYTA-01 TALVENDIA

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/2/2025

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

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

PRODUCER License # 0C36861
Alliant Insurance Services, Inc.
560 Mission St 6th Fl
San Francisco, CA 94105

CONTACT NAME: Trish Alvendia
PHONE (A/C, No, Ext): (415) 946-7535 FAX (A/C, No):
E-MAIL ADDRESS: Trish.Alvendia@alliant.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Nationwide Mutual Insurance Company	23787
INSURER B: National Fire & Marine Insurance Company	20079C
INSURER C: AMCO Insurance Company	19100
INSURER D: General Star Indemnity Company	37362
INSURER E:	
INSURER F:	

INSURED
Everytable PBC
3305 E. Vernon Avenue
Vernon, CA 90058-1809

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			ACP GLO 3049969057	1/1/2025	1/1/2026	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						EBL AGGREGATE	$ 2,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO			72APB009640	9/24/2024	6/20/2025	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE			ACP CAA 3049969057	1/1/2025	1/1/2026	AGGREGATE	$
	DED RETENTION $						Pro/Co Ope Agg	$ 5,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N / A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
D	Excess Automobile Li			IXG680615	9/24/2024	6/20/2025	Aggregate	2,000,000

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

CERTIFICATE HOLDER
Evidence of Coverage

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

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

© 1988-2015 ACORD CORPORATION. All rights reserved.
The ACORD name and logo are registered marks of ACORD

Policy # ACP GLO 3049969057

COMMERCIAL GENERAL LIABILITY
CG 72 12 12 16

EVERYTABLE

Sample Menu



Monday	Tuesday	Wednesday	Thursday	Friday
Breakfast for Lunch Scrambled Egg and Sweet Potato Mash with Morning Glory Overnight Oats and Walnuts and Pineapple Cup	Roasted Lemon Dill Chicken Lemon Pepper Chicken with Brown Rice, Roasted Carrots, Roasted Golden Yukon Potatoes, Fresh Baby Spinach and Lemon Maple Sauce with Kiwi Fruit	Turkey Taco Bowl Crumbled Turkey with Roasted Corn Salad, Cilantro, Lime Sauce and Whole Wheat Couscous with Chipotle Lime Sauce and Orange	Creamy Lemon Broccoli Rice Pilaf Brown Rice Bowl with Peas, Broccoli, Edamame, Chickpeas and Lemon Alfredo Sauce and Peaches	Pesto Chicken Pasta Broiled Chicken with Whole Wheat Rotini Pasta, Fresh Roma Tomatoes, Baby Spinach and Basil-Arugula Pesto with Applesauce
Pollo al Pastor Grilled Chicken Breast, Brown Rice Cabbage Carrot Slaw and Roasted Red Peppers, with Onions and Tortilla Strips and Applesauce	Pulled Pork Bowl Pulled Carolina Pork with Whole Wheat Pasta, Peppers and Onions and Mojo Honey Sauce and Peaches	Chimichurri Chicken Grain Bowl Broiled Chicken with Brown Rice, Diced Tomato, Spinach and Chimichurri Sauce and Mandarins	Yucatan Salmon Roasted Atlantic Salmon with Tri-color Quinoa, Black Bean Corn Salsa and Pickled Red Onions, with Achiote Vinaigrette and Orange	Thai Red Curry with Veggies Thai Red Curry Sauce with Lemon Chickpeas, Edamame, Whole Grain Noodles, Roasted Carrots, Broccoli, and Green Onion with Pineapple
Egg and Melted Cheese Egg and Cheese on a Whole Grain English Muffin with a Side of Sweet Potatoes and a Whole Orange	Calabacitas con Pollo Brown Rice Bowl with Grilled Chicken Breast, Roasted Squash and Corn, Cilantro Brown Rice, Spanish Romesco	Creamy Broccoli Mac & Cheese Whole Grain Macaroni and Cheese with Broccoli, Tofu, Broccoli, and Fruit	Turkey Taco Bowl Crumbled Turkey with Roasted Corn Salad, Cilantro, Lime Sauce and Whole Wheat Couscous with Chipotle Lime Sauce and Pineapple	Mexicali Chicken and Rice Bowl Grilled Chicken with Corn, Black Beans, Brown Rice, Roasted Peppers and Onions, Salsa Roja and Kiwi
Ginger Orange Tofu Buddha Bowl Roasted Tofu with Edamame, Brown Rice, Shredded Carrots, Broccoli, Pickled Red Cabbage, and Ginger Orange Vinaigrette with Applesauce	Mananeros Bowl Black Beans, Eggs, Sweet Potato, Queso Fresco Cheese and Tortilla Strips with Edamame, Quinoa and Kiwi	Lemon Maple Salmon Bowl Broiled Salmon with Brown Rice, Shredded carrots, Edamame and Lemon Maple Vinaigrette and Orange	Chicken Enchilada Rotini Grilled Chicken Breast, Whole Wheat Rotini, Roasted Red Peppers, Cotija Cheese, and Black Beans with Mandarins	Cauliflower Romesco Turmeric Couscous with Tofu, Roasted Cauliflower, Chickpeas and Edamame with Peach Cup

June 24, 2025

TO: **HONORABLE MAYOR AND COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH GATEWAY CITIES COUNCIL OF GOVERNMENTS FOR THE PURCHASE OF SERVICES OF 1% SB2-PLHA (PERMANENT LOCAL HOUSING ALLOCATION IN AN AMOUNT NOT TO EXCEED SIX THOUSAND FIVE-HUNDRED NINETY-NINE DOLLARS ZERO CENTS ($6,599.00)**

SUMMARY

The adoption of this resolution will authorize the City Manager to establish a purchase order with Gateway Cities Council of Governments for the purchase of services of 1% SB2-PLHA (Permanent Local Housing Allocation in an amount not to exceed six thousand five-hundred ninety-nine dollars zero cents ($6,599.00)

BACKGROUND

The 1% SB2-PLHA (Permanent Local Housing Allocation) refers to an administrative fee charged by the Gateway Cities Council of Governments (GCCOG) for supporting member cities in managing and implementing housing-related programs funded through Senate Bill 2 (SB2). SB2 established a permanent funding source to increase affordable housing stock and reduce homelessness across California. GCCOG assists with compliance, reporting, and coordination tasks related to these PLHA funds.

STATEMENT OF THE ISSUE

The Gateway Cities Council of Governments (GCCOG) has submitted its annual invoice to the City of Compton for administrative services related to the 1% SB2-PLHA (Permanent Local Housing Allocation) program. As the cumulative expenditures with GCCOG for Fiscal Year 2024-2025 have reached the City Manager's authorization limit of $75,000, City Council approval is required to process the $6,599 payment for continued participation and support in administering housing-related grant programs. The vendor is a sole source; therefore, three (3) quotes were not needed.

Pursuant to Resolution No. 26,100, adopted by the City Council on July 23, 2024, the City Manager is authorized to expend up to $75,000.00 to any one single vendor in a fiscal year; however, the City has reached the threshold for Gateway Cities Council of Governments for Fiscal Year 2024-2025. Therefore, City Council's approval is required for this item.

FISCAL IMPACT

Funds for this expenditure are available in the Department's Fiscal Year 2024-2025 Budget in the following account:

Account	Description	Amount
1205-780-000-4262	Other Professional Services	$6,599.00

ALTERNATIVE

No other alternative is being proposed.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution.

**CECIL FLOURNOY, DIRECTOR
COMMUNITY DEVELOPMENT**

APPROVED FOR FORWARDING

**WILLIE A. HOPKINS JR.
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ESTABLISH A PURCHASE ORDER WITH GATEWAY CITIES COUNCIL OF GOVERNMENTS FOR THE PURCHASE OF SERVICES OF 1% SB2-PLHA (PERMANENT LOCAL HOUSING ALLOCATION IN AN AMOUNT NOT TO EXCEED SIX THOUSAND FIVE-HUNDRED NINETY-NINE DOLLARS ZERO CENTS ($6,599.00)

WHEREAS, the Community Development Department receives a yearly invoice for the 1% SB2-PHLA services; and

WHEREAS, the invoice line item "1% SB2-PLHA" refers to an administrative fee charged by the GCCOG for its role in assisting member cities with housing-related grant programs funded under Senate Bill 2 (SB2) and the Permanent Local Housing Allocation (PLHA) program.

WHEREAS, pursuant to Resolution No. 26,100, adopted by the City Council on July 23, 2024, the City Manager is authorized to expend up to $75,000.00 to any one single vendor in a fiscal year; and

WHEREAS, the City has reached the threshold for Gateway Cities Council of Governments for Fiscal Year 2024-2025 and City Council's approval is required for this item; and

WHEREAS, the Community Development Department has funds available in the Fiscal Year 2024-202 Budget for this expenditure in the following account:

Account	**Description**	**Amount**
1205-780-000-4262	Other Professional Services	$6,599.00

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

Section 1. That the City Manager is hereby authorized to establish a purchase order with Gateway Cities Council of Governments for the purchase of Services of 1% SB2-PLHA (Permanent Local Housing Allocation) in an amount not to exceed Six Thousand Five-Hundred Ninety-Nine Dollars Zero Cents ($6,599.00) from Account No. 1205-780-000-4262 (Other Professional Services).

Section 2. That funds for this expenditure are allocated in the Department's Fiscal Year 2024-2025 Budget in Account No. 1205-780-000-4262 (Other Professional Services).

Section 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Controller, and City Attorney Department.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

DEPARTMENTAL PURCHASE REQUISITION

REQ. NO. 91R04875

VENDOR: GATEWAY CITIES COUNCIL OF GOVT

ADDRESS: 16401 PARAMOUNT BOULEVARD
PARAMOUNT, CA 90723

Controller's Office
2025 MAY -1 AM 11:25

P.O. # _____

DATE 04/30/25

PHONE #: (562) 634-8216
DEL. ADDRESS: CITY OF COMPTON
205 S WILLOWBROOK
COMPTON, CA 90220

Department 78
Division
Project
Program
Requisitioner Calicia Wilson

Vendor No.	Terms	Confirming	Confirmed To	Date Required
00324238		☐ yes ☐ no		

QUANTITY	PART NO.	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1		Lobbyist invoice for 1% SB2 - PLHA	6,599.00	6,599.00

ITEM #	ACCOUNT #	AMOUNT
	1205780000 4262	6,599.00

SUB-TOTAL	6,599.00
TAX	0.00
TOTAL	6,599.00

$120,543.64

Dept. Manager — Date 4/30/25

City Manager — Date 5/1/25

Administrator — Date

City Controller — Date

GATEWAY CITIES
COUNCIL OF GOVERNMENTS

3rd Request - April 25, 2025

November 1, 2024 (2nd request)
May 10, 2024(originally mailed)

Bill to:
Mr. Willie A. Hopkins, City Manager
Attention: Kim Powell, City Managers Office
City of Compton
205 South Willowbrook Avenue
Compton, CA 90020

INVOICE

1% SB2-PLHA (4th Year)	*$6,599.00*
(PLHA-Permanent Local Housing Allocation)	

Total Due	***$6,599.00***

Please remit to:
Gateway Cities Council of Governments
16401 Paramount Boulevard
Paramount, CA 90723

Thank you in advance for your prompt payment!

RESOLUTION NO. 26,100

Controller's Office

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 25,001 AND RATIFYING THE MAXIMUM APPROVAL LEVEL AUTHORIZED FOR THE CITY MANAGER'S SINGLE TRANSACTION LIMIT INCREASING THE LIMIT FROM $25,000 TO $75,000, AND HIS EMERGENCY SPENDING LIMIT TO $200,000 AND AUTHORIZING FULL SPENDING AUTHORITY IN THE EVENT OF AN EMERGENCY OR DISASTER DURING THE MONTH OF AUGUST

WHEREAS, On April 23, 2019, the City Council adopted Resolution No. 25,001 revising the City's policies and procedures for the approval of purchase orders, budgetary transfers, and contracts, and increasing the City Manager's maximum approval level of expenditures; and

WHEREAS, Per Resolution No. 25,001, the single transaction limit established for the City Manager that would not require adoption by a separate resolution of the City Council was $25,000 or less. Additionally, the same Resolution No. 25,001 also establishes a single transaction limit of $75,000 for the City Manager if the purchase is of urgent necessity for the preservation of life, health, property or fiscal stability.; and

WHEREAS, the conduct of City business relative to use of the City Manager's spending authority is not limited to travel and emergency situations, but includes all aspects of City business activity wherein it is necessary for the City Manager to authorize transactions related to City operations on an as required and/or necessary basis; and

WHEREAS, due to inflation eroding the purchasing power of these limitations, the existing limitations frequently create operational issues and cause delays in conducting routine business matters. Purchase of supplies and materials are often delayed for weeks as a result. These issues often create obstacles in staff's attempts to create efficiencies in service delivery to the community; and

WHEREAS, this resolution will solely increase the spending limit authorized for the City Manager. There is no fiscal impact for adoption of this resolution. The spending limit will increase to $75,000 for single transactions, and to $200,000 for purchases of urgent necessity; and

WHEREAS, full spending authority is being requested due to the council being out of session for the month of August, in order to continue providing services to the community. The full spending authority will only be exercised in the event of an extreme emergency, or disaster (natural or otherwise). Council will receive weekly reporting of any expenditures that have been authorized outside of the established limits of $75,000 for single transactions and $150,000 for urgent necessity

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON RESOLVES AS FOLLOWS:

SECTION 1. That Resolution No. 25,001, adopted by the City Council on April 23, 2019, is hereby rescinded.

SECTION 2. That Purchase Orders do not require adoption by separate resolution of the City Council if they:

- Are for an amount of $50,000 or less, however except for the purchase of materials, supplies and goods, a written contract approved as to form only by the City Attorney or special counsel to the City Council or City Manager may be required. However, if the City Attorney or special counsel fails to approve the matter "as to form," such action by the City Attorney or special counsel shall not prevent or prohibit the contract from

Controller's Office
2025 MAY -1 AM 11:25

being signed by the City Manager; and

- Are properly approved by the City Manager and/or required staff; and
- Are applied to an existing appropriation; or
- Fulfill in whole or in part a budgeted appropriation as adopted by Council in the Combined Budget Resolution for the current fiscal year; or
- Are purchase orders, regardless of amount, for the City-owned utility payments (e.g. electricity, water, gas), that are applied to an existing appropriation.

SECTION 3. That the following Purchase Order Procedures are now in effect:

- Purchase Orders for the same vendor, for the acquisition of related goods/services, and occurring in the same fiscal year shall be treated as one combined Purchase Order for purposes of determining if the $50,000 threshold is met.
- A new addition to an existing Purchase Order shall be combined with the original Purchase Order and any previous additions to the Purchase Order for purposes of determining if the $50,000 threshold is met.
- Purchase Orders will not be split in order to avoid the $50,000 threshold, including splits near the cutoff between fiscal years.
- A list of all Purchase Orders and Purchase additions over $5,000 issued during the previous month will be provided to the City Council by the City Controller on a monthly basis.

SECTION 4. That upon the review and approval as to form only by the City Attorney or special counsel to the City Council or City Manager, the City Manager is authorized to enter into contracts on behalf of the City, without first having City Council adoption of a separate resolution, when the total amount of compensation to be paid by the City pursuant to the contract is $50,000 or less. However, if the City Attorney or special counsel fails to approve the matter "as to form," such action by the City Attorney or special counsel shall not prevent or prohibit the City Manager from signing the contract. A list of such contracts entered into by the City wherein the amount of compensation to be paid is above $5,000 but below $50,000 shall be provided to the City Council by the City Manager on a monthly basis.

SECTION 5. That when faced with an urgent situation, the City Manager may authorize a purchase order of up to $200,000 without first having City Council adoption by resolution, if the purchase order is of urgent necessity for the preservation of life, health, property or fiscal stability. The City Manager, shall be recognized with full spending authority in the absence of the City Council for the month of August, when Council is out of session, to be exercised in the event of an extreme emergency, or disaster natural or otherwise.

SECTION 6. That work change orders on capital projects that are within the limits of California Public Contract Code Section 20455 (a) and (b) do not require City Council adoption by resolution. Work change orders using this section must be approved by the City Manager, in addition to any other required approval. If, in total, the work change orders on a single City project exceed $75,000 in the same fiscal year, the City Manager shall explain the work change orders at the next City Council meeting as an agenda item.

SECTION 7. That the City Manager may transfer budgeted amounts from one activity, cost center or department to another activity, cost center or department so long as they are within the same fund and do not increase the total budget authorized by City Council for that fund. A budgetary transfer that increases the total budgetary authority for the fund or between funds may only be authorized by a resolution of City Council. The administrative accounting for budgetary transfers is performed by the City Controller. Therefore, all such transfers shall be reported to the City Council on a monthly basis by the City Controller.

SECTION 8. That a certified copy of this Resolution shall be filed in the offices of the City Clerk and with every City department and agency.

SECTION 9. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 23rd day of JULY, 2024.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY OF COMPTON INCORPORATED MAY A. D. 1888 CALIFORNIA

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the 23rd day of JULY, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCIL MEMBERS** DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES: **COUNCIL MEMBERS-** NONE
ABSENT: **COUNCIL MEMBERS-** NONE
ABSTAINS: **COUNCIL MEMBERS-** NONE

CITY OF COMPTON INCORPORATED MAY A. D. 1888 CALIFORNIA

CITY CLERK OF THE CITY OF COMPTON

JUNE 24, 2025

TO: MAYOR AND COUNCIL MEMBERS

FROM: WATER DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ORDERING CHARGES FOR SOLID WASTE DELINQUENCIES TO BE COLLECTED ON THE LOS ANGELES COUNTY TAX ROLL FOR FISCAL YEAR 2025-2026 FOR OUTSTANDING BALANCES FOR TAX ROLL BILLING FOR FISCAL YEAR 2024-2025

SUMMARY

Staff respectfully requests the City Council to;

(i) Conduct a public hearing; and

(ii) Adopt the attached Resolution ordering charges for solid waste delinquencies to be collected on the Los Angeles County Property Tax roll for Fiscal Year 2025-2026 for Outstanding Balances for Fiscal Year 2024-2025.

BACKGROUND

The City Council is authorized pursuant to Chapter XXI of the Compton Municipal Code and Article 4 of Chapter 6 of Part 3 of Division 5 of the California Health and Safety Code, commencing with Section 5470 (“HSC Code”) to levy annual charges for solid waste delinquent accounts to be collected on the County of Los Angeles Property Tax Roll (“Tax Roll”) by separate bill of the City or the City’s franchise hauler, Republic Services, Inc. aka Consolidated Disposal.

STATEMENT OF ISSUE

Pursuant to the City’s Amended and Restated Agreement with Republic Services, Inc. aka Consolidated Disposal, Republic Services bills and collects Charges for all other customers. For charges billed by Republic Services, Inc. aka Consolidated Disposal, the Charge will be considered delinquent if payment is not received by Republic Services, Inc. aka Consolidated Disposal on or before 30 days after billing, and upon Charges becoming delinquent, Republic Services, Inc. aka Consolidated Disposal shall notify the customer that the invoice is overdue and that nonpayment will result in further collection action. Republic Services, Inc. aka Consolidated Disposal may turn over delinquent accounts to the City for collection on the Tax Roll. Republic Services, Inc. aka Consolidated Disposal has submitted a list of accounts that are delinquent at least 90 days, as of April 29, 2025, to the City for collection on the fiscal year 2025-26 Tax Roll, and staff has reviewed such list. Additionally, included herein are the Outstanding

Balances for Fiscal Year 2024-2025 to be collected on the Los Angeles County Property Tax Roll, and staff has reviewed such list.

The collection of Charges and delinquencies on the Tax Roll requires the preparation of a report and the holding of a public hearing. Staff has caused a written report to be prepared and filed with the City Clerk in accordance with HSC Section 5473 ("Report") and the Report is on file in the office of the City Clerk and in the Water Department. The Report contains (i) a description of each parcel within the City for which Republic Services, Inc. aka Consolidated Disposal billed the Charge which is now delinquent and which Republic Services, Inc. aka Consolidated Disposal has requested the City to collect on the Tax Roll for Fiscal Year 2025-2026 delinquent amount.

Pursuant to a previous resolution, the City Council received the Report, set a public hearing on the Report for June 17, 2025, at 5:45 p.m., and directed that notice of the public hearing be provided in accordance with law.

At the public hearing, the City Council must hear and consider all objections and protests to the Report and the collection of Charges and delinquencies on the Tax Roll. If the City Council determines at the close of the public hearing that oral or written protests have been presented, and not withdrawn, the City Council shall not approve the Report and shall not collect the delinquencies on the 2025-2026 Fiscal Year Tax Roll for outstanding balances for Fiscal Year 2024-2025. However, the City may still pursue the delinquencies but not by including the delinquencies on the Tax Roll.

RECOMMENDATION

That the City Council hold a public hearing and, in the absence of a majority protest, adopt the attached Resolution.

JOSE GARFIAS
INTERIM WATER DEPARTMENT GENERAL MANAGER

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS JR.
CITY MANAGER

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON, ORDERING CHARGES FOR SOLID WASTE DELINQUENCIES TO BE COLLECTED ON THE LOS ANGELES COUNTY TAX ROLL FOR FISCAL YEAR 2025-2026 FOR OUTSTANDING BALANCES FOR TAX ROLL BILLING FOR FISCAL YEAR 2024-2025

WHEREAS, The City Council is authorized pursuant to Chapter XXI of the Compton Municipal Code and Article 4 of Chapter 6 of Part 3 of Division 5 of the California Health and Safety Code, commencing with Section 5470 ("HSC Code") to levy annual charges for solid waste delinquent accounts to be collected on the County of Los Angeles Property Tax Roll ("Tax Roll") by separate bill of the City or the City's franchise hauler, Republic Services, Inc. aka Consolidated Disposal; and

WHEREAS, charges collected on the Tax Roll shall be collected in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City; and

WHEREAS, for Charges billed by Republic Services, Inc aka Consolidated Disposal, the Charge will be considered delinquent if payment is not received by Republic Services, Inc, aka Consolidated Disposal on or before 30 days after billing, and upon Charges becoming delinquent, Republic Services, Inc, aka Consolidated Disposal shall notify the customer that the invoice is overdue and that nonpayment will result in further collection action; and

WHEREAS, Republic Services, Inc, aka Consolidated Disposal may turn over delinquent accounts to the City for collection on the Tax Roll; and

WHEREAS, Republic Services, Inc, aka Consolidated Disposal submitted a list of accounts that are delinquent at least 90 days, as of April 29, 2025, to the City for collection on the fiscal year 2025-26 Tax Roll, and the City has reviewed such list; and

WHEREAS, the City has caused a written report to be prepared and filed with the City Clerk in accordance with HSC Section 5473 ("Report") and the Report is on file in the office of the City Clerk and in the Water Department. The Report contains (i) a description of each single-family residential parcel within the City to which the Charge is applicable and for which the City intends to collect the Charge on the Tax Roll for fiscal year 2025-26, including the amount of the Charge for each parcel for fiscal year 2025-26, and (ii) a description of each parcel within the City for which Republic Services, Inc, aka Consolidated Disposal billed the Charge which is now delinquent and which Republic Services, Inc, aka Consolidated Disposal has requested the City to collect on the Tax Roll for fiscal year 2025-26, including the delinquent amount; and

WHEREAS, the City, included herein a list of outstanding accounts for collection on the fiscal year 2024-25 Tax Roll, and the City has reviewed such list; and

WHEREAS, the City has caused a written report to be prepared and filed with the City Clerk in accordance with HSC Section 5473 ("Report") and the Report is on file in the office of the City Clerk and in the Water Department. The Report contains (i) a description of each parcel within the City which is delinquent and is to be collected on Tax Roll for fiscal year 2025-26; and

WHEREAS, following notice duly given in accordance with law, the City Council held a public hearing on the Report pursuant to HSC Code Section 5473 to consider collecting Charges and delinquencies on the Tax Roll for Fiscal Year 2025-26 combined with Tax Roll for Fiscal Year 2024-25, as described herein, and heard and considered all objections and protests thereto; and

WHEREAS, no majority protest to the Report exists, as determined in accordance with HSC Section 5473.2.

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

Section 1. That each of the above recitals is true and correct and is adopted by the City Council.

Section 2. That the City Council hereby overrules all objections or protests to the Report, and approves the Report as filed, except that the General Manager of the City's Water Department is hereby authorized to remove from the Report any property for which the Charge or delinquent amount has been paid in full, or to reduce the amount set forth in the Report for any property for which there has been a partial payment.

Section 3. That the City Clerk is hereby authorized and directed to file the Report with the City Treasurer with a statement endorsed on said Report over the City Clerk's signature that the Report has been approved and finally adopted by the City Council.

Section 4. That the General Manager of the City's Water Department is hereby authorized and directed to cause to be filed with the Los Angeles County Auditor a copy of the Report with a certified copy of this Resolution.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, do hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said resolution was adopted by the following vote, to wit:

AYES: Council Members-
NOES: Council Members-
ABSENT: Council Members-
ABSTAIN: Council Members-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

June 24, 2025

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **WATER DEPARTMENT MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE AN AMENDMENT TO THE WATER DEPARTMENT'S FY2024-2025 BUDGET, AND TO AUTHORIZE THE CITY MANAGER TO ISSUE AN ADDITIONAL PURCHASE ORDER OF EIGHTEEN-THOUSAND TWENTY-SEVEN DOLLARS AND SEVENTY CENTS ($18,027.70) FOR ROBERT HALF INTERNATIONAL INC.'S PAST DUE INVOICES FOR ACCOUNTING TEMP AGENCY SERVICES.**

SUMMARY

Adoption of the attached Resolution will authorize the City Manager to amend the Water Department's FY2024-2025 budget, and to establish an additional Purchase Order of Eighteen Thousand Twenty-Seven Dollars and Seventy Cents ($18,027.70) for the remaining amount of the past due invoices for accounting temp agency services from Robert Half International Inc.

BACKGROUND

Resolutions #25,879, #25,983, and #26,093 authorized the City Manager to execute the initial agreement and extend the use of services from a Temp Agency for temporary staffing to assist in achieving compliance with the State Auditor, State Controller, and External Auditor's recommendations for continuous staffing of qualified personnel. The City Controller requested the use of a Temp Agency, as it would be beneficial for the City to use temporary staff in the interim until the hiring process has been completed and to assist with catch-up work. The City Controller's Department has been using the combined services of Robert Half International Inc. and Tandym for temporary staffing on an 3 month incremental basis.

[Please see Attachment A for Recommendations noted in the State of California State Audit report to the City in October of 2022 (page 4 and 6)]

STATEMENT OF ISSUE

With the continued deficiency in permanent staffing in the Accountant I and Accounting II positions, and the need for assistance with catch-up work, the Controller's Office staff

took steps to initiate the meet and confer process so clarity from the Union would be provided before returning to Council to extend the services of the temp agencies. The process included the arrangement of a meet and confer with the Human Resources Department and the Union Representation of the positions mentioned above. While waiting for the meet and confer to be arranged, the temp staff was still working in the Controller's Office, as well as the Water Department, assisting with catch-up work, reporting, and day-to-day operations. The duties of the temp staff included assisting the Water Department in developing Revenue Reports for the FY2023-2024 audit. These reports were 2 years behind due to lack of staffing and their completion was critical to the timeliness of the FY2023-2024 audit completion.

Staff believes the alternative of not allowing the temp staff to continue with their services while the meet and confer was being arranged would not have been in the best interest of the City. The FY2023-2024 audit preparation could have been delayed 6 months to a year. The delay would have affected the City's ability to meet the State Auditor's requirements for catching up on all audits.

After a significant period of time, the meet and confer was arranged, and yielded a negative approval response. Upon the negative approval, the Controller's Office and Water Department ceased all services from the temp staff.

As previously stated, while waiting for the meet and confer to be arranged, the temp staff was still working with the Controller's Office and the Water Department. Robert Half International Inc. has invoiced the City for that period of time.

The following invoices are outstanding:

Invoice #'s	Invoice Date	Invoice Amount
64750154	03/13/2025	4,600.00
64775753	03/20/2025	4,485.00
64800834	03/27/2025	4,542.50
64822708	04/02/2025	4,485.00
64847931	04/09/2025	3,450.00

The outstanding invoices combined total is $21,562.50. Currently, there are open Purchase Orders (25FY0748 and 25FY1051) with combined available funds in the amount of $3,534.80. Also, there are available funds that have been encumbered for Tandym Group LLC. Staff is requesting that the City Council authorize the City Manager to issue an additional Purchase Order for the amount of Eighteen Thousand Twenty-

Seven Dollars and Seventy Cents ($18,027.70) for the remaining balance of the past due invoices for accounting temp agency services from Robert Half International Inc.

FISCAL IMPACT

A budget amendment to the FY2024-2025 Water Department Budget is being requested for the following:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
5000-900-000-4101	Water Fund, Water Dept Salaries - Permanent	$18,027.70

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
5000-900-000-4262	Water Fund, Water Dept Other Professional Services	$18,027.70

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution to authorize the City Manager to approve a budget amendment to the Water Department FY2024-2025 budget, and to open a Purchase Order for Robert Half International Inc. for outstanding past due invoices for Accounting Temp Agency Services.

JOSE GARFIAS
WATER DEPT MANAGER

APPROVED FOR FORWARDING:

WILLIE A. HOPKINS, JR.
CITY MANAGER

Attachments: Past Due Invoices

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE AN AMENDMENT TO THE WATER DEPARTMENT'S FY2024-2025 BUDGET, AND TO AUTHORIZE THE CITY MANAGER TO ISSUE AN ADDITIONAL PURCHASE ORDER OF EIGHTEEN-THOUSAND TWENTY-SEVEN DOLLARS AND SEVENTY CENTS ($18,027.70) FOR ROBERT HALF INTERNATIONAL INC.'S PAST DUE INVOICES FOR ACCOUNTING TEMP AGENCY SERVICES.

WHEREAS, Resolutions #25,879, #25,983, and #26,093 authorized the City Manager to execute the initial agreement and extend the use of services from a Temp Agency for temporary staffing to assist in achieving compliance with the State Auditor, State Controller, and External Auditor's recommendations for continuous staffing of qualified personnel; and

WHEREAS, the City Controller requested the use of a Temp Agency, as it would be beneficial for the City to use temporary staff in the interim until the hiring process has been completed and to assist with catch-up work. The City Controller's Department has been using the combined services of Robert Half International Inc. and Tandym for temporary staffing on an 3 month incremental basis; and

WHEREAS, with the continued deficiency in permanent staffing in the Accountant I and Accounting II positions, and the need for assistance with catch-up work, the Controller's Office staff took steps to initiate the meet and confer process so clarity from the Union would be provided before returning to Council to extend the services of the temp agencies. The process included the arrangement of a meet and confer with the Human Resources Department and the Union Representation of the positions mentioned above; and

WHEREAS, while waiting for the meet and confer to be arranged, the temp staff was still working in the Controller's Office, as well as the Water Department, assisting with catch-up work, reporting, and day-to-day operations. The duties of the temp staff included assisting the Water Department in developing Revenue Reports for the FY2023-2024 audit. These reports were 2 years behind due to lack of staffing and their completion was critical to the timeliness of the FY2023-2024 audit completion; and

WHEREAS, staff believes the alternative of not allowing the temp staff to continue with their services while the meet and confer was being arranged would not have been in the best interest of the City. The FY2023-2024 audit preparation could have been delayed 6 months to a year. The delay would have affected the City's ability to meet the State Auditor's requirements for catching up on all audits; and

WHEREAS, after a significant period of time, the meet and confer was arranged, and yielded a negative approval response. Upon the negative approval, the Controller's Office and Water Department ceased all services from the temp staff; and

WHEREAS, as previously stated, while waiting for the meet and confer to be arranged, the temp staff was still working with the Controller's Office and the Water Department. Robert Half International Inc. has invoiced the City for that period of time.

The following invoices are outstanding:

Invoice #'s	Invoice Date	Invoice Amount
64750154	03/13/2025	4,600.00
64775753	03/20/2025	4,485.00
64800834	03/27/2025	4,542.50
64822708	04/02/2025	4,485.00
64847931	04/09/2025	3,450.00

WHEREAS, the outstanding invoices combined total is $21,562.50. Currently, there are open Purchase Orders (25FY0748 and 25FY1051) with combined available funds in the amount of $3,534.80. Staff is requesting that the City Council authorize the City Manager to issue an additional Purchase Order for the amount of Eighteen Thousand Twenty-Seven Dollars and Seventy Cents ($18,027.70) for the remaining balance of the past due invoices for accounting temp agency services from Robert Half International Inc; and

WHEREAS, a budget amendment to the FY2024-2025 Water Department Budget is being requested for the following:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
5000-900-000-4101	Water Fund, Water Dept Salaries - Permanent	$18,027.70

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
5000-900-000-4262	Water Fund, Water Dept Other Professional Services	$18,027.70

WHEREAS, staff recommends that the City Council adopt the attached Resolution to authorize the City Manager to approve a budget amendment to the Water Department FY2024-2025 budget, and to open a Purchase Order for Robert Half International Inc. for outstanding past due invoices for Accounting Temp Agency Services; and

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

SECTION 1. That the City Manager is hereby authorized to amend the FY2024-2025 budget of the Water Department as follows:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
5000-900-000-4101	Water Fund, Water Dept Salaries - Permanent	$18,027.70

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
5000-900-000-4262	Water Fund, Water Dept Other Professional Services	$18,027.70

SECTION 2. That the City Manager is hereby authorized to open a Purchase Order for the amount of Eighteen Thousand Twenty-Seven Dollars and Seventy Cents

($18,027.70) for the remaining balance of the past due invoices for accounting temp agency services from Robert Half International Inc

SECTION 3. That funds in the amount of Eighteen Thousand Twenty-Seven Dollars and Seventy Cents ($18,027.70) are available in the Fiscal Year 2024-2025 operating budget in account number 5000-900-000-4262 Water Department.

SECTION 4. That a duly copy of the Resolution shall be filed with the offices of the City Manager, City Clerk, City Attorney, and City Controller.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS -
NOES: COUNCILMEMBERS -
ABSTAIN: COUNCILMEMBERS -
ABSENT: COUNCILMEMBERS -

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

Attachment A

Recommendations noted in the State of California State Audit report to the City in October of 2022 (page 4 and 6)

"By July 2023, direct the City Manager to make efforts to fully staff the human resources department and the City Controller's office with qualified individuals to ensure that these departments can address Compton's broader, chronic issues related to staffing and finances. The level of staffing in the departments should be sufficient for the successful performance of key tasks, including those listed in our recommendations"

"By July 2024, the City Council should ensure that the City has issued its audited financial statements for fiscal years 2020-21, 2021-22, and 2022-23. The Council should adopt a requirement that, for subsequent years, the City must issue complete audited financial statements by six months after the end of the fiscal year. To ensure that it has the ability to meet this requirement, the City should consider measure such as increasing staff in the City Controller's office and training them on their responsibilities for preparing the financial statements."

"By December 2024, Compton should resolve all of the audit findings it has received that predate its fiscal year 2020-21 audited financial statements and any findings from subsequent audit reports, including findings related to improving financial controls."

The City has received 9 findings from the State Controller's office and from Eadie and Payne LLP external audit firm during FY2018- FY2020 as follows:

2014-074B- Commitment to Competence (SD)

Recommendation: We recommend that the City implement a remedial action plan to adequately staff the departments. Most importantly, the City Controller's Office should be staffed with qualified and experienced individuals who can contribute immediately to the performance of its accounting functions. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available. Inexperienced staff may cause material impact in the City's operations in terms of incurring additional costs, delaying the processing of financial transactions, and failing to keep City Management and the City Council updated with accurate information.

2014-062A- Turnover and Lack of Consistent Leadership (MW)

Recommendation: The SCO recommended that the City evaluate its hiring practices for its upper management positions. In addition, the SCO recommended that the City develop a succession plan that will help it to ensure continued leadership even during management turnover.

2014-064A- Lack of Adequate Staff Performing Critical Functions (MW)

Recommendation: The SCO recommended that the City implement a remedial action plan to adequately staff the noted departments. Most importantly, the City Controller's Office should be

staffed with qualified and experienced individuals who can contribute immediately to the performance of its accounting functions. In addition, the SCO recommended that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available. Inexperienced staff may cause material impact in the City's operations in terms of incurring additional costs, delaying the processing of financial transactions, and failing to keep City Management and the City Council updated with accurate information.

2014-085B- Management Philosophy and Operating Style (SD)

Recommendation: We recommend that the City implement a remedial action plan to adequately staff departments. Most importantly, the City Controller's Office should be staffed with qualified and experienced individuals who can contribute immediately to the performance of its accounting functions. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available. Inexperienced staff may cause material impact in the City's operations in terms of incurring additional costs, delaying the processing of financial transactions, and failing to keep City Management and the City Council updated with accurate information.

2014-089B- Organizational Structure (MW)

Recommendation: We recommend that the City implement a remedial action plan to adequately staff departments that were affected by furloughs and reductions in the previous years. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available.

2014-091B- Organizational Structure (MW)

Recommendation: We recommend that the City implement a remedial action plan to adequately staff departments that were affected by furloughs and reductions in the previous years. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available.

2014-116B- Information (SD)

Recommendation: We recommend that the City assign a higher priority to, and direct more resources towards completing, its audited financial statements by the deadline of no later than six months after fiscal year-end.

2014-072B- Commitment to Competence (SD)

Recommendation: We recommend the City implement a remedial action plan to adequately staff the departments that are short on staff. In addition, we recommend the City implement policies to

address the importance of experience and proper training of back-up staff when regular staff members are not available.

2014-073B- Commitment to Competence (SD)

Recommendation: We recommend the City implement a remedial action plan to adequately staff departments that were affected by furloughs and reductions in the previous years. In addition, we recommend the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available.

RESOLUTION NO. 25,879

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE THE CITY MANAGER TO EXECUTE AGREEMENTS WITH HELPMATES STAFFING SERVICES LLC, CENTURY GROUP, TANDYM GROUP LLC, AND WITH ROBERT HALF INTERNATIONAL INC FOR ACCOUNTING TEMP AGENCY SERVICES, TO AUTHORIZE AN AMENDMENT TO THE CITY CONTROLLER'S DEPARTMENT FY2023-2024 BUDGET, AND TO AUTHORIZE A PURCHASE ORDER ($75,000.00 FOR ALL AGREEMENTS COMBINED).

WHEREAS, the State of California State Auditor's Department issued an Audit report to the City in October of 2022. This report had findings and recommendations for various areas of improvement needed for the City. A few of the recommendations included in this report were (on page 4 and 6 of the report) stated as the following,

"By July 2023, direct the City Manager to make efforts to fully staff the human resources department and the City Controller's office with qualified individuals to ensure that these departments can address Compton's broader, chronic issues related to staffing and finances. The level of staffing in the departments should be sufficient for the successful performance of key tasks, including those listed in our recommendations"

"By July 2024, the City Council should ensure that the City has issued its audited financial statements for fiscal years 2020-21, 2021-22, and 2022-23. The Council should adopt a requirement that, for subsequent years, the City must issue complete audited financial statements by six months after the end of the fiscal year. To ensure that it has the ability to meet this requirement, the City should consider measure such as increasing staff in the City Controller's office and training them on their responsibilities for preparing the financial statements."

"By December 2024, Compton should resolve all of the audit findings it has received that predate its fiscal year 2020-21 audited financial statements and any findings from subsequent audit reports, including findings related to improving financial controls."

WHEREAS, prior to the State Auditor's Report of October of 2022, there were also audit findings and recommendations to enhance the staffing in the City Controller's department that were published in the City's Single Audit Report and in the State Controller's Audit Report of 2018. The audit findings from the State Controller's Audit Report were combined with the City's external auditor (Eadie & Payne LLC)'s audit findings and were stated in the Fiscal Year 2019-2020 Single Audit report as follows:

The City has received 9 findings from the State Controller's office and from Eadie and Payne LLP external audit firm during FY2018- FY2020 as follows:

Finding Number	Finding Title	Recommendation
2014-074B	Commitment to Competence (SD)	We recommend that the City implement a remedial action plan to adequately staff the departments. Most importantly, the City Controller's Office should be staffed with qualified and experienced individuals who can contribute immediately to the performance of its accounting functions. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff member are not available. Inexperienced staff may cause material impact in the City's operations in terms of incurring additional costs, delaying the

		processing of financial transactions, and failing to keep City Management and the City Council updated with accurate information
2014-062A	Turnover and Lack of Consistent Leadership (MW)	Recommendation: The SCO recommended that the City evaluate its hiring practices for its upper management positions. In addition, the SCO recommended that the City develop a succession plan that will help it to ensure continued leadership even during management turnover. E+P concurs with the SCO finding and recommendation.
2014-064A	Lack of Adequate Staff Performing Critical Functions (MW)	Recommendation: The SCO recommended that the City implement a remedial action plan to adequately staff the noted departments. Most importantly, the City Controller's Office should be staffed with qualified and experienced individuals who can contribute immediately to the performance of its accounting functions. In addition, the SCO recommended that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available. Inexperienced staff may cause material impact in the City's operations in terms of incurring additional costs, delaying the processing of financial transactions, and failing to keep City Management and the City Council updated with accurate information.
2014-085B	Management Philosophy and Operating Style (SD)	Recommendation: We recommend that the City implement a remedial action plan to adequately staff departments. Most importantly, the City Controller's Office should be staffed with qualified and experienced individuals who can contribute immediately to the performance of its accounting functions. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available. Inexperienced staff may cause material impact in the City's operations in terms of incurring additional costs, delaying the processing of financial transactions, and failing to keep City Management and the City Council updated with accurate information.
2014-089B	Organizational Structure (MW)	Recommendation: We recommend that the City implement a remedial action plan to adequately staff departments that were affected by furloughs and reductions in the previous years. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available
2014-091B	Organizational Structure (MW)	Recommendation: We recommend that the City implement a remedial action plan to adequately staff departments that were affected by furloughs and reductions in the previous years. In addition, we recommend that the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available.

2014-116B	Information (SD)	Recommendation: We recommend that the City assign a higher priority to, and direct more resources towards completing, its audited financial statements by the deadline of no later than six months after fiscal year-end.
2014-072B	Commitment to Competence (SD)	Recommendation: We recommend the City implement a remedial action plan to adequately staff the departments that are short on staff. In addition, we recommend the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available.
2014-073B	Commitment to Competence (SD)	Recommendation: We recommend the City implement a remedial action plan to adequately staff departments that were affected by furloughs and reductions in the previous years. In addition, we recommend the City implement policies to address the importance of experience and proper training of back-up staff when regular staff members are not available.

WHEREAS, in order to comply with the State Auditor, State Controller, and External Auditor recommendations for continuous staffing of qualified personnel, the City Controller is requesting that an agreement with at least one Temp Agency (a Temp Agency is firm that provides a pool of staff in a particular industry, for organizations that need assistance with maintaining sufficient, qualified staff on an on-going basis) be approved so that operations can be maintained.

WHEREAS, a Meet and Confer with affected Bargaining Unit representatives has already taken place on February 9th, 2023, and an agreement was reached that all other routine avenues of staffing the department were exhausted and that a temp agency would be the only avenue at this time to assist the Controller's Department to fulfill the requirements of the various auditing authorities through staffing.

WHEREAS, Controller Department staff has searched for quotes for accountants from various temp agencies specializing in Accounting staff.

WHEREAS, Section 4-11.7.d of the Municipal Code states the following in regards to competitive bidding requirements for accountants:

> *"Except as otherwise provided in Section 1409 of the City Charter, state, or federal law, the competitive bidding requirements of this section shall not apply in the following circumstances:*
>
> *d. Any contract for professional services; such as, but not limited to, attorneys, physicians, architects, engineers, consultants, accountant, specialized printers or other individuals or organizations possessing a high degree of professional, unique, specialized or technical skill or expertise. Selection of professional services providers shall be on the basis of demonstrated competence and professional qualifications necessary for the satisfactory performance of the services required at a fair and reasonable price."*

WHEREAS, careful scrutiny has been placed by the City Controller Department staff on achieving qualified temporary candidates at a reasonable price by the comparison of various quotes of hourly rates and qualifications listed by temp agency candidate resumes. It is not feasible to know at the time of this agenda item the actual temp candidate that will be brought on-board since the pool of candidates maintained by different temp agency firms changes daily.

WHEREAS, currently there are two permanent vacancies in the Accounting Specialist position (due to a retirement and selection of internal candidate for the Financial Analyst position recruitment), and one temporary vacancy in the Accounting Specialist position (due

to a temporary move up opportunity of an existing Accounting Specialist into an Accountant I position). Additionally, there is one permanent vacancy for an Accountant II position. There is an on-going recruitment for Accounting Specialist for the permanent vacancies. The recruitment for Accountant II has not yet begun. The Controller's office is also waiting for a recruitment of Internal Auditor to be completed which may also affect the temporary vacancy in one of the Accounting Specialist positions.

WHEREAS, different temp agency firms have different candidates with different backgrounds, experiences, and different hourly rates who are available at different times. Therefore, agreements with four firms are being requested so that the most advantageous candidate can be selected at the best hourly rate from any of the firms. This approach increases the opportunities for the City to achieve its objectives at the lowest possible rate.

WHEREAS, the cost for these services is not to exceed Seventy-Five-Thousand Dollars ($75,000.00), which is $25,000.00 per vacancy, per the negotiation with the affected Bargaining Unit. A budget amendment to the FY2023-2024 City Controller's Department Budget is being requested for the following:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Dept Salaries - Permanent	$75,000.00

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund, Controller's Dept Other Professional Services	$75,000.00

WHEREAS, a purchase order for Seventy-Five-Thousand Dollars ($75,000.00) is also being requested to be authorized to be issued to either firm or to all firms with a total-combined not-to-exceed-spending-amount of Seventy-Five-Thousand Dollars ($75,000.00), out of the following account.

Account Code	Account Name	Amount
1001-650-000-4262	Other Professional Services	$75,000.00

WHEREAS, it is recommended that the City Council adopt the attached Resolution to approve the agreements and to authorize the City Manager to open a purchase order to Helpmates Staffing Services LLC, Century Group, Tandym Group LLC, and with Robert Half International Inc. for Accounting Temp Agency Services.

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

SECTION 1. That the City Manager is hereby authorized to enter into a professional services agreement with Helpmates Staffing Services LLC, with Century Group, with Tandym Group LLC, and with Robert Half International Inc. for Accounting Temporary Staffing Services.

SECTION 2. That the City Council hereby authorizes a term ending July 31st, 2024 for Temporary Staffing Services with Helpmates Staffing Services LLC, Century Group, Tandym Group LLC, and with Robert Half International Inc. at a cost not-to-exceed Seventy-Five-Thousand Dollars ($75,000.00).

SECTION 3. That the term of the agreements will begin on July 25th, 2023 and end on July 31, 2024.

SECTION 4. That the City Controller's Department Fiscal Year 2023-2024 Budget is authorized to be amended as follows:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Dept Salaries - Permanent	$75,000.00

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund, Controller's Dept Other Professional Services	$75,000.00

SECTION 5. That the amount of Seventy-Five-Thousand Dollars ($75,000.00) will be available in the Fiscal Year 2023-2024 Budget allocated from account number 1001-650-000-4262 General Fund, Other Professional Services account.

SECTION 6. That a purchase order shall be issued to either firm or to all firms with a total-combined not-to-exceed-spending-amount of Seventy-Five-Thousand Dollars ($75,000.00), out of the following account.

Account Code	Account Name	Amount
1001-650-000-4262	Other Professional Services	$75,000.00

SECTION 7. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, and City Controller.

SECTION 8. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 25th day of JULY, 2023.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 25th day of JULY, 2023.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCILMEMBERS -** DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES: **COUNCILMEMBERS -** NONE
ABSTAIN: **COUNCILMEMBERS -** NONE
ABSENT: **COUNCILMEMBERS -** NONE

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. 25,983

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE AN AMENDMENT TO THE CITY CONTROLLER'S DEPARTMENT FY2023-2024 BUDGET AND TO AUTHORIZE THE CITY MANAGER TO OPEN A PURCHASE ORDER TO TANDYM GROUP LLC, AND ROBERT HALF INTERNATIONAL INC. FOR ACCOUNTING TEMP AGENCY SERVICES ($75,000 FOR ALL AGREEMENTS COMBINED)

WHEREAS, in order to achieve compliance with the State Auditor, State Controller, and External Auditor's recommendations for continuous staffing of qualified personnel, the City Controller requested the use of a Temp Agency, as it would be beneficial to have temporary staff available in the interim until the hiring process has been completed; and

WHEREAS, Resolution #25,879 authorized the City Manager to execute agreements with Helpmates Staffing Services LLC, Century Group, Tandym Group LLC, and Robert Half International Inc for accounting temp services.

WHEREAS, staff was unable to commence services with Century Group and Helpmates Staffing Services due to the City not receiving the required documentation to commence services; and

WHEREAS, the purpose of the Temp Agency was to provide a pool of staff to assist with maintaining sufficient, qualified staff in the Controller's office, so that operations can be maintained; and

WHEREAS, the term of the agreement was approved from July 25th, 2023 through July 31st, 2024; and

WHEREAS, a Purchase Order was approved for Seventy-Five Thousand Dollars ($75,000) for the services; and

WHEREAS, the funds for these services was expected to cover a three (3) month time span (August-October of 2023) while the Controller's Department's staffing vacancies were being filled. The approved Purchase Order funds have now been exhausted, and the Controller's office staffing levels are still a work in progress; and

WHEREAS, the Accountant I, Accountant II, and Accounting Specialist positions have not been completely filled and the original expected duration for the use of the Temp Agencies have expired; and

WHEREAS, in 2022, a recruitment for the Accounting Specialist position was successfully done, but due to a promotional advancement and temporary move-ups, there are remaining vacancies in the department; and

WHEREAS, in November 2023, the recruitment for the Accounting II position began and we anticipate a positive outcome; and

WHEREAS, the City Controller's office has and will continue to work with Human Resources to fill these vacancies; and

WHEREAS, the roles of these positions are needed as the City has new legal requirements for payroll, in which more Controller Accounting staffing resources will be needed to assist the Payroll Division; and

WHEREAS, in adherence to the State of California Auditor's deadlines, the roles of these positions are pivotal, and a delay in progress will not be in the best interest of the City, as timely and legally required payroll dates and vendor payments could be at risk if the staffing is not sufficiently maintained by the help of the temp agencies; and

WHEREAS, with the need to continue the use of the temp agencies for maintaining operations, the Controller's office has attempted to meet with the Bargaining Unit of the said positions again, but was unsuccessful in arranging a meeting due to the lack of availability or non-response from most of the board members; and

WHEREAS, staff is requesting for the approval of an amendment to the City Controller's Department FY2023-20234 budget and to establish a new Purchase Order of Seventy-Five Thousand Dollars ($75,000) for the combined services of Tandym Group LLC and Robert Half International Inc, since the last ones has been exhausted; and

WHEREAS, the cost for these services is not to exceed Seventy-Five-Thousand Dollars ($75,000). A budget amendment to the FY2023-2024 City Controller's Department Budget is being requested for the following:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Dept Salaries - Permanent	$75,000

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund, Controller's Dept Other Professional Services	$75,000

WHEREAS, a Purchase Order for Seventy-Five Thousand Dollars ($75,000) is also being requested to be authorized to be issued to either firm or to all firms with a total-combined, but not-to-exceed the spending amount of Seventy-Five Thousand Dollars ($75,000), out of the following account:

Account Code	Account Name	Amount
1001-650-000-4262	Other Professional Services	$75,000

WHEREAS, staff recommends that the City Council adopt the attached Resolution to authorize the City Manager to approve a budget amendment to the City Controller's Department FY2023-20234 budget and to open a new Purchase Order for Tandym Group LLC, and Robert Half International Inc. for Accounting Temp Agency Services; and

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

SECTION 1. That the City Controller's Department Fiscal Year 2023-2024 Budget is authorized to be amended as follows:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Dept Salaries - Permanent	$75,000

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund, Controller's Dept Other Professional Services	$75,000

SECTION 2. That a new Purchase Order shall be issued to either firm or to all firms with a total combined, but not-to-exceed spending amount of Seventy-Five-Thousand Dollars ($75,000), out of the following account:

Account Code	Account Name	Amount
1001-650-000-4262	Other Professional Services	$75,000

SECTION 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, and City Controller.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 20th day of FEBRUARY, 2024.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 20th day of FEBRUARY, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCILMEMBERS -** DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES: **COUNCILMEMBERS -** NONE
ABSTAIN: **COUNCILMEMBERS -** NONE
ABSENT: **COUNCILMEMBERS -** NONE

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. 26,093

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO AUTHORIZE AN AMENDMENT TO THE CITY CONTROLLER'S DEPARTMENT FY2024-2025 BUDGET, AND TO AUTHORIZE THE CITY MANAGER TO OPEN A NEW PURCHASE ORDER TO TANDYM GROUP LLC, AND ROBERT HALF INTERNATIONAL INC. FOR CONTINUAL ACCOUNTING TEMP AGENCY SERVICES ($75,000 FOR ALL AGREEMENTS COMBINED).

WHEREAS, Resolutions #25,879 and #25,983 authorized the City Manager to execute the initial agreement and extend the use of services from a Temp Agency for temporary staffing to assist in achieving compliance with the State Auditor, State Controller, and External Auditor's recommendations for continuous staffing of qualified personnel; and

WHEREAS, the City Controller requested the use of a Temp Agency, as it would be beneficial for the City to use temporary staff in the interim until the hiring process has been completed; and

WHEREAS, Currently, the City Controller's Department has been using the combined services of Robert Half International Inc. and Tandym for temporary staffing; and

WHEREAS, the term of the agreement was approved from July 25th, 2023 through July 31st, 2024; and

WHEREAS, the Controller's Department has been using (3) months increments to temporarily staff the office until the recruitment process was completed; and

WHEREAS, Purchase Orders were approved reflecting this (3) months incremental time period in the amount of Seventy-Five Thousand Dollars ($75,000) per period for the services. The Purchase Orders covered the periods of August-October 2023 and November 2023-January 2024. The funds for these Purchase Orders have been exhausted; and

WHEREAS, The Controller's Department will continue to work with the Human Resources Department to fill the vacancies in the office; and

WHEREAS, the recruitments from the Accountant I, Accountant II, and Accounting Specialist positions are still a work in progress and the expected duration for the use of the Temp Agencies have expired again; and

WHEREAS, the roles of these positions are needed as current, and foreseeable, expectations require their obligations and skill sets. In adherence to the State of California Auditor's deadlines, the roles of these positions are pivotal, and a delay in progress will not be in the best interest of the City, as timely and legally required functions of the City Controller's Department could be at risk if the staffing is not sufficiently maintained by the help of the temp agencies; and

WHEREAS, with the need to continue the use of the temp agencies for maintaining operations, the Controller's Department has attempted to meet with the Bargaining Unit of the said positions again, but was unsuccessful in arranging a meeting; and

WHEREAS, staff is requesting for the approval of an amendment to the City Controller's Department FY2024-2025 budget, and to establish a new Purchase Order of Seventy-Five Thousand Dollars ($75,000) for the combined services of Tandym Group LLC and Robert Half International Inc, since the funds of the previous Purchase Orders have been exhausted; and

WHEREAS, the cost for these services is not to exceed Seventy-Five-Thousand Dollars ($75,000). A budget amendment to the FY2024-2025 City Controller's Department Budget is being requested for the following:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Dept Salaries - Permanent	$75,000

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund, Controller's Dept Other Professional Services	$75,000

WHEREAS, a new Purchase Order for Seventy-Five Thousand Dollars ($75,000) is also being requested to be authorized to be issued to either firm or to all firms with a total-combined, but not-to-exceed the spending amount of Seventy-Five Thousand Dollars ($75,000), out of the following account:

Account Code	Account Name	Amount
1001-650-000-4262	Other Professional Services	$75,000

WHEREAS, staff recommends that the City Council adopt the attached Resolution to authorize the City Manager to approve a budget amendment to the City Controller's Department FY2024-2025 budget and to open a new Purchase Order for Tandym Group LLC, and Robert Half International Inc. for Accounting Temp Agency Services; and

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

SECTION 1. That the City Controller's Department Fiscal Year 2024-2025 Budget is authorized to be amended as follows:

Decrease in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4101	General Fund, Controller's Dept Salaries - Permanent	$75,000

Increase in Expenditure appropriations:

Account Code	Account Name	Amount
1001-650-000-4262	General Fund, Controller's Dept Other Professional Services	$75,000

SECTION 2. That a new Purchase Order shall be issued to either firm or to all firms with a total combined, but not-to-exceed spending amount of Seventy-Five-Thousand Dollars ($75,000), out of the following account:

Account Code	Account Name	Amount
1001-650-000-4262	Other Professional Services Controller's Department	$75,000

SECTION 3. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager, and City Controller.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 23rd day of JULY, 2024.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF COMPTON)

I, Vernell McDaniel, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 23rd day of JULY, 2024.

That said Resolution was adopted by the following vote, to wit:

AYES: **COUNCILMEMBERS -** DUHART, SPICER, BOWERS, DARDEN, SHARIF
NOES: **COUNCILMEMBERS -** NONE
ABSTAIN: **COUNCILMEMBERS -** NONE
ABSENT: **COUNCILMEMBERS -** NONE

CITY CLERK OF THE CITY OF COMPTON

Robert Half®

Page: 1
Invoice Date: 03/13/2025
Invoice Number: 64750154
Customer Number: 00460-002069000
Fed Tax ID: 94-1648752

Labor Invoice – DUE UPON RECEIPT

Personal & Confidential
Sharon R Navizadeh
CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	Syal,Neil R	03/07/2025	Navizadeh,Sharon R	40.00	HRS REG	$ 115.00	$ 4,600.00
	Subtotal for Week-Ended:	03/07/2025		40.00	HRS		$ 4,600.00

Invoice Subtotal: **$ 4,600.00**

TOTAL AMOUNT DUE: **$ 4,600.00**

We provide more timely and accurate information to the business community by sharing our accounts receivable information with National Credit Reporting Agencies.

Any questions regarding this invoice, please call or email:
(800) 356-1994 / inquiries.srm@roberthalf.com

For senior accounting and finance project professionals please call:
(888) 400-7474

Please detach and return this remittance stub with your payment.

Thank you for choosing Robert Half!

Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
00460-002069000	64750154	$ 4,600.00

0046000206900064750154004600003

Robert Half®

Page:	1
Invoice Date:	03/20/2025
Invoice Number:	64775753
Customer Number:	00460-002069000
Fed Tax ID:	94-1648752

Labor Invoice – DUE UPON RECEIPT

Personal & Confidential
Sharon R Navizadeh
CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	Syal,Neil R	03/14/2025	Navizadeh,Sharon R	39.00	HRS REG	$ 115.00	$ 4,485.00
	Subtotal for Week-Ended:	03/14/2025		39.00	HRS		$ 4,485.00

Invoice Subtotal: **$ 4,485.00**

TOTAL AMOUNT DUE: **$ 4,485.00**

We provide more timely and accurate information to the business community by sharing our accounts receivable information with National Credit Reporting Agencies.

Any questions regarding this invoice, please call or email:
(800) 356-1994 / inquiries.srm@roberthalf.com

For senior accounting and finance project professionals please call:
(888) 400-7474

Please detach and return this remittance stub with your payment.

Thank you for choosing Robert Half!

Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
00460-002069000	64775753	$ 4,485.00

0046000206900064775753004485009

Robert Half®

Page: 1
Invoice Date: 03/27/2025
Invoice Number: 64800834
Customer Number: 00460-002069000
Fed Tax ID: 94-1648752

Labor Invoice – DUE UPON RECEIPT

Personal & Confidential
Sharon R Navizadeh
CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	Syal,Neil R	03/21/2025	Navizadeh,Sharon R	39.50	HRS REG	$ 115.00	$ 4,542.50
	Subtotal for Week-Ended:	03/21/2025		39.50	HRS		$ 4,542.50

Invoice Subtotal: **$ 4,542.50**

TOTAL AMOUNT DUE: **$ 4,542.50**

We provide more timely and accurate information to the business community by sharing our accounts receivable information with National Credit Reporting Agencies.

Any questions regarding this invoice, please call or email:
(800) 356-1994 / inquiries.srm@roberthalf.com

For senior accounting and finance project professionals please call:
(888) 400-7474

Please detach and return this remittance stub with your payment.

Thank you for choosing Robert Half!

Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
00460-002069000	64800834	$ 4,542.50

0046000206900064800834004542509

Robert Half®

Page:	1
Invoice Date:	04/02/2025
Invoice Number:	64822708
Customer Number:	00460-002069000
Fed Tax ID:	94-1648752

Labor Invoice – DUE UPON RECEIPT

Personal & Confidential
Sharon R Navizadeh
CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	Syal,Neil R	03/28/2025	Navizadeh,Sharon R	39.00	HRS REG	$ 115.00	$ 4,485.00
	Subtotal for Week-Ended:	03/28/2025		39.00	HRS		$ 4,485.00

Invoice Subtotal: **$ 4,485.00**

TOTAL AMOUNT DUE: **$ 4,485.00**

We provide more timely and accurate information to the business community by sharing our accounts receivable information with National Credit Reporting Agencies.

Any questions regarding this invoice, please call or email:
(800) 356-1994 / inquiries.srm@roberthalf.com

For senior accounting and finance project professionals please call:
(888) 400-7474

Please detach and return this remittance stub with your payment.

Thank you for choosing Robert Half!

Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
00460-002069000	64822708	$ 4,485.00

00460002069000648227080044850O6

Robert Half®

Page: 1
Invoice Date: 04/09/2025
Invoice Number: 64847931
Customer Number: 00460-002069000
Fed Tax ID: 94-1648752

Labor Invoice – DUE UPON RECEIPT

Personal & Confidential
Sharon R Navizadeh
CITY OF COMPTON
205 S WIllowbrook Ave
Compton CA 90221

Please Remit To:
Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Pay Online: https://www.roberthalf.com/pay

Duplicate

Line	Employee Name	Wk End Dt	"Report-To" Supervisor	Qty	UOM	Bill Rate	Amount
1	Syal,Neil R	04/04/2025	Navizadeh,Sharon R	30.00	HRS REG	$ 115.00	$ 3,450.00
	Subtotal for Week-Ended:	04/04/2025		30.00	HRS		$ 3,450.00

Invoice Subtotal: **$ 3,450.00**

TOTAL AMOUNT DUE: **$ 3,450.00**

We provide more timely and accurate information to the business community by sharing our accounts receivable information with National Credit Reporting Agencies.

Any questions regarding this invoice, please call or email:
(800) 356-1994 / inquiries.srm@roberthalf.com

For senior accounting and finance project professionals please call:
(888) 400-7474

Please detach and return this remittance stub with your payment.

Thank you for choosing Robert Half!

Robert Half
P.O. BOX 743295
Los Angeles CA 90074-3295

Customer Number	Invoice Number	Total Amount
00460-002069000	64847931	$ 3,450.00

00460002069000648479310034500000

June 24, 2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT FOR THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT AUTHORITY

SUMMARY

This Resolution authorizes the City Manager to enter into an Amended and Restated Joint Exercise of Powers Agreement for the Los Angeles Gateway Region Integrated Regional Water Management Authority.

BACKGROUND

The Los Angeles Gateway Region Integrated Regional Water Management Joint Powers Authority ("Gateway Water Management Authority" or "GWMA") was established in 2007 by a Joint Powers Authority Agreement ("JPA"). The agency was formed to address the state's efforts that encouraged and prioritized regional, multi-party, and/or multi-benefit projects for competitive funding. Because GWMA's membership and responsibilities have grown and evolved since its inception, the JPA Agreement is now being amended to best reflect current and anticipated activities, roles, and responsibilities.

On April 10, 2025, GWMA's Governing Board approved the attached Amended and Restated JPA Agreement by a super-majority vote. Each member is now requested to formally adopt the updated JPA Agreement, as presented.

The Gateway Water Management Authority was formed in 2007 to address water supply reliability, water quality, stormwater, and flood control in the Gateway Region of Los Angeles County. With a population of more than 2 million people, GWMA members have successfully worked together to develop regional projects, and seek and receive local, state and/or federal funds to support those projects.

GWMA members are made up of Gateway cities and water agencies that represent distinctive hydrogeological, topographic, demographic, political, and economic elements. Membership in the GWMA has proven to successfully communicate the Gateway region's needs with a single voice increasing opportunities for project and funding partners.

Since its inception, GWMA's membership has increased and GWMA's role has evolved significantly. Currently, membership has grown to 28 cities and water agencies. With that growth, GWMA has been able to respond to the changing water conditions and challenges in Southern California. In addition to developing regional projects and seeking grant funds to support them, GWMA continues its critical role as part of the Greater Los Angeles County Integrated Regional Water Management ensuring that the Gateway region's voice is always heard. Further, GWMA's added role since 2012 has been to facilitate and administratively support watershed stormwater compliance programs under the MS4 Permit for the Lower Los Angeles River, Lower San Gabriel River, Los Cerritos Channel and several other regional groups of cities working together to comply with the MS4 Permit for monitoring/reporting harbor stormwater flows.

In 2024, GWMA staff and legal counsel provided several updates regarding the proposed modifications to the JPA Agreement. These changes include: board member terms and allowing for up to three alternates; updating the list of members cities/agencies; defining a super-majority vote for certain board actions; and no longer requiring a lead agency to be appointed to conduct the financial/contractual affairs of GWMA (which has been done in-house since 2014).

On January 14, 2025, Compton staff received the draft Amended and Restated JPA Agreement for review and comment. Legal Counsel was also requested to review the document. Comments were due to GWMA staff by March 14, 2025.

On April 10th, GWMA staff presented the revised draft agreement to the GWMA Board, showing the incorporated members' comments to the JPA Agreement. After discussion, the GWMA Board approved the Amended and Restated JPA Agreement by a super-majority vote which is presented herein.

STATEMENT OF ISSUE

Therefore, in order to authorize the City Manager to enter into the Amended and Restated Joint Exercise of Powers Agreement for the Los Angeles Gateway Region Integrated Regional Water Management Authority, City Council's authorization is necessary.

ALTERNATIVE

The City desires to enter into an Amended and Restated Joint Exercise of Powers Agreement for the Los Angeles Gateway Region Integrated Regional Water Management Authority. There are no other alternatives being recommended at this time.

FISCAL IMPACT

No change from prior fiscal years. Annual dues will continue to be assessed and approved by a super-majority vote of the GWMA Board in order to support the on-going work of the GWMA.

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution.

JOHN D. STRICKLAND, JR.
PROJECT MANAGER

APPROVED FOR FORWARDING:

WILLE A. HOPKINS, JR.
CITY MANAGER

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT FOR THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT AUTHORITY

WHEREAS, the City of Compton (the "Agency") is a "local agency," as defined in the Integrated Regional Water Management Planning Act, California Water Code Section 10530, et seq. ("IRWMPA"); and

WHEREAS, the Agency is a permittee under the "Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties," NPDES Permit No. CAS004004 ("MS4 Permit"), as amended from time to time by the California Regional Water Quality Control Board, Los Angeles Region; and

WHEREAS, the Agency is a "public agency," as defined in the Joint Exercise of Powers Act, California Government Code Section 6500, et seq., and is authorized to enter into an agreement to exercise powers common to the member public agencies; and

WHEREAS, the Los Angeles Gateway Region Integrated Regional Water Management Authority ("GWMA") was established to operate as a "regional water management group," as defined in and authorized by the IRWMPA, in order to (a) implement a regional water resources management plan that will protect and enhance regional water supplies, and to otherwise further the purposes of the IRWMPA, with respect to the Gateway Region and (b) perform other regional responsibilities for water development and management; and

WHEREAS, through the GWMA, participating agencies also cooperate with each other to implement certain portions of the Watershed Management Programs and Coordinated Integrated Monitoring Programs, as those programs are described in the MS4 Permit, and to perform such other responsibilities for water quality; and

WHEREAS, on April 10, 2025, the GWMA Board adopted, by a super-majority vote, a proposed amendment to the GWMA's Joint Exercise of Powers Agreement (the "Amended and Restated Agreement") to, among other things, update the purposes of the GWMA relating to the MS4 Permit and to make other changes intended to modernize the governance of the GWMA; and

WHEREAS, the proposed Amended and Restated Agreement will take effect upon adoption by a super-majority of the legislative bodies of the GWMA's members; and

WHEREAS, the Agency's legislative body desires to continue participating in the GWMA and to adopt the Amended and Restated Agreement; and

WHEREAS, in order to authorize the City Manager to enter into the Amended and Restated Joint Exercise of Powers Agreement for the Los Angeles Gateway Region Integrated Regional Water Management Authority, City Council's authorization is necessary.

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

SECTION 1. That the City Council hereby approves the "Amended and Restated Joint Exercise Powers Agreement for the ""Fifth Amended and Restated Joint Exercise of Powers Agreement for the Los Angeles Gateway Region Integrated Regional Water Management Authority," attached hereto as Exhibit "A" to this Resolution.

SECTION 2. That the City Council authorizes the City Manager to execute the Amended and Restated Agreement approved in Section 1.

SECTION 3. That the City Clerk shall certify to the adoption of this Resolution and shall forward a copy of it to the GWMA.

SECTION 4. That copies of this Resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, City Attorney and the Public Works Engineering Department.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk, at a regular meeting thereof, held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT
FOR
THE LOS ANGELES GATEWAY REGION INTEGRATED REGIONAL WATER MANAGEMENT AUTHORITY

THIS AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT ("Agreement"), dated for reference as of April 10, 2025, is entered into by and between the Cities of Artesia, Bell, Bell Gardens, Bellflower, Cerritos, Commerce, Compton, Cudahy, Downey, Hawaiian Gardens, Huntington Park, La Mirada, Lakewood, Long Beach, Lynwood, Maywood, Montebello, Norwalk, Paramount, Pico Rivera, Santa Fe Springs, Signal Hill, South Gate, Vernon, and Whittier, the Central Basin Municipal Water District, the Long Beach Public Utilities Department (acting through its Board of Public Utilities Commissioners), and the Water Replenishment District of Southern California, all of which are public agencies and/or municipal corporations. Each of the foregoing are sometimes referred to herein as "Member", or collectively as "Members."

RECITALS

(i) In 2007, the cities of Cerritos, Downey, Lakewood, Long Beach, Norwalk, Paramount, Santa Fe Springs, Signal Hill, and South Gate initially entered into a Joint Exercise of Powers Agreement ("Original Agreement") and created the Los Angeles Gateway Region Integrated Regional Water Management Authority ("GWMA"). Since its creation, additional Members, as listed above in the preamble, have been added to the GWMA pursuant to the provisions of the Original Agreement.

(ii) Each Member is a "public agency," as defined in the Joint Exercise of Powers Act, California Government Code Section 6500, et seq., and all are authorized to enter into this Agreement in order to exercise powers common to these public agencies.

(iii) This Agreement creates a public entity, separate from its Members, that is capable of carrying out the purposes of this Agreement.

(iv) Each Member is a "local agency," as defined in the Integrated Regional Water Management Planning Act, California Water Code Section 10530, et seq. ("IRWMPA"). As of the effective date of this Agreement, all Members function within the County of Los Angeles.

(v) It remains the intent of the Members in entering into this Agreement to operate as a "regional water management group," as defined in and authorized by the IRWMPA, in order to (a) implement a regional water resources management plan that will protect and enhance regional water supplies, and to otherwise further the purposes of the IRWMPA, with respect to the Members' jurisdictional areas (collectively, "Gateway Region") and (b) perform other regional responsibilities for water development and management, as described herein.

(vi) All of the cities which are Members are permittees under the "Waste Discharge Requirements and National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles and Ventura Counties," NPDES Permit No. CAS004004 ("MS4 Permit"), as amended from time to time by the California Regional Water Quality Control Board, Los Angeles Region.

(vii) The Members desire to amend and restate the Original Agreement in order to further state their intent to cooperate with each other to implement certain portions of the Watershed Management Programs and Coordinated Integrated Monitoring Programs, as those programs are described in the MS4 Permit, and to perform such other responsibilities for water quality, as described herein.

(viii) The Members acknowledge that the GWMA may contract and cooperate with other regional water management groups and agencies to develop, administer, update, and implement, an Integrated Water Management Plan for the Greater Los Angeles County area.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, terms, conditions and covenants contained herein, the parties agree as follows:

1. Recitals Incorporated. The recitals set forth above, are hereby incorporated by reference and made a part of this Agreement.

2. Purposes. This Agreement is made pursuant to the provisions of the Joint Exercise of Powers Act, relating to the exercise of powers common to the Members. The purpose of this Agreement is to jointly exercise the powers set forth herein as to the Gateway Region, and, acting as a "regional water management group," to jointly prepare, contract for the preparation and implementation of, and/or adopt a "regional plan" for the management of water resources, and for implementation and operation of "qualified projects or programs," and/or the preparation of "qualified reports and studies," as those quoted terms are defined in the IRWMPA. In accordance with the IRWMPA, the regional water resources management plan may more specifically address any of the matters set forth and more fully described in California Water Code Section 10540(c) including, but not limited to, the following: ground water management planning; urban water management planning; the preparation of a water supply assessment; the planning, construction or modification of a flood management project; the planning, construction or modification of a water recycling project; the planning, construction or modification of a domestic water supply facility to meet safe drinking water standards; the planning, construction or modification of a drainage water management unit, and/or the implementation of a water conservation program. In addition, the purpose of this Agreement is to implement and from time to time revise certain portions of the Watershed Management Programs and Coordinated Integrated Monitoring Programs, as those programs are described in the MS4 Permit, that have been developed by the Members and to perform such other responsibilities to promote water quality within the Gateway Region. Notwithstanding the citation of specific legal authority for the foregoing, the Authority may exercise any other statutory authority which may now exist or be subsequently enacted to deal with ground water, storm water, water recharge, water recycling, water supply, water storage, water treatment, water drainage, water conservation or any related urban water management subject within the purview of local or regional water agencies and MS4 operators.

3. Establishment. Pursuant to the Joint Exercise of Powers Act, the Original Agreement established a Joint Powers Authority which is a regional water management group and a public entity separate from the parties to this Agreement. The name of the entity is the "Los Angeles Gateway Region Integrated Regional Water Management Authority" and may be referred to as the "Gateway Water Management Authority." The GWMA shall carry out its functions through a Governing Board, as described in this Agreement.

4. Term of Agreement. This amended and restated Agreement is effective as of the latest date by which a super-majority of the Members, acting through their legislative bodies, adopt resolutions approving this amended and restated Agreement and thereafter having executed this Agreement, and shall continue in full force and effect for so long as no less than three (3) such Members remain, or until terminated by unanimous consent, provided that all liabilities of the GWMA have been satisfied and all assets of the GWMA have been distributed. A super-majority for purposes of this Section 4 shall mean the affirmative vote of two-thirds (2/3) of the Members.

5. Restriction on Exercise of Powers. Pursuant to and to the extent required by California Government Code Section 6509, the GWMA shall be restricted in the exercise of its powers to the same extent as the City of Long Beach is restricted in its exercise of powers hereunder; provided that, if the City of Long Beach ceases to be a Member, then the GWMA shall be restricted in its exercise of powers to the same extent as the City of Downey is restricted in its exercise of powers hereunder; in that the aforesaid cities are charter cities with statutory authority over a water supply.

6. Governing Board. The governing body of the GWMA is the Governing Board which is comprised of one representative from each Member, but such representative need not be a member of the legislative body of such public agency if approved by resolution of the legislative body of the Member. The Governing Board shall oversee the activities of the GWMA and shall act consistent with and in furtherance of the purposes of this Agreement and the GWMA.

(a) Appointment. The legislative body of each of the Member shall appoint one member of the Governing Board and may appoint up to three alternate Board members. If neither the Governing Board member nor the Member's alternate(s) can attend a scheduled meeting, one time per year the chief executive (e.g., city manager) or the assistant chief executive of such Member may designate in writing a representative for that meeting who may attend and participate in that meeting as if he or she was a Governing Board member.

(b) Term of Members. Each member and alternate member of the Governing Board serves until removed by the applicable Member's legislative body. Board members and alternates may be removed at any time by the appointing Member's legislative body. Vacancies shall be filled in the same manner as the original appointment.

(c) Compensation. Governing Board members receive no compensation for attending required meetings.

(d) Voting. Each Governing Board member shall have one (1) vote. If a Board member cannot attend a meeting, the alternate attending shall be fully empowered to act as the Governing Board member for the meeting so attended. Actions taken by the Governing Board shall require a majority or super-majority vote as provided below in Section (e).

(e) Quorum. A majority of the Governing Board must be present to constitute a quorum. No action will be valid unless it has received the affirmative vote of the majority of those Governing Board members present, except where a super-majority vote is specified. Where a super-majority vote is specified herein, it shall mean the affirmative vote of two-thirds (2/3) of the Governing Board members present.

(f) Responsibilities. The Governing Board will:

(1) Determine general policy for GWMA activities.

(2) Act on behalf of all Members in adopting strategies to pursue the purposes of the GWMA and implement such strategies.

(3) Approve a budget to expend funds necessary to exercise the powers and achieve the purposes of the GWMA, as set forth in this Agreement, and as otherwise provided by law. A super-majority vote shall be required to adopt a budget or assess the contribution of costs or to purchase or long-term lease any real property.

(4) Ensure that projects and programs that are undertaken are in the best interest of the residents served by the GWMA.

(5) Authorize expenditures of funds in accordance with budget and any purchasing procedures adopted by the Governing Board.

(6) Share costs equally among the Members, except as otherwise provided herein.

(7) Approve or deny applications from local public agencies for admission to the GWMA or expel a member from the GWMA.

(8) Adopt by-laws, rules and regulations governing operations of the GWMA.

(9) Appoint such ad hoc or standing committees of its Members as it may deem appropriate, all in uniformity with the Ralph M. Brown Act (Sections 54950 *et seq.*).

(g) Meetings. The Governing Board shall conduct regular and special meetings in accordance with the Ralph M. Brown Act, commencing with California Government Code Section 54950, or any successor provision thereto. It shall hold at least one (1) regular meeting in each year and such additional meetings as may be necessary to accomplish the purposes specified herein. Regular meetings shall be held at such location as the Governing Board may determine by Resolution. Minutes shall be kept of all meetings of the GWMA and shall be provided to the Members and made available to the public. Meetings shall be conducted in accordance with rules of procedure adopted by the Governing Board (the most current edition of "Roberts Rules of Order" as of the effective date of this Agreement). Except as specifically provided elsewhere in this Agreement, any rule of procedure affecting the order of business may be suspended with the approval of a majority of Board members then voting.

7. Organization.

(a) Officers. The Governing Board shall elect a chair, a vice-chair, treasurer and/or such other officers as the Board shall find appropriate. The Governing Board shall also appoint a secretary, who need not be a member of the Governing Board. Each officer shall serve at the pleasure of the Governing Board. Upon approval by the Governing Board, all contracts, deeds and other official documents on behalf of the GWMA shall be executed by the Chair or the Executive Officer, and attested to by the Secretary and approved as to form by GWMA's legal counsel or other appropriate officer.

(b) Employees. The Governing Board may appoint an Executive Officer, controller, clerk, legal counsel or other employees as it deems appropriate and may establish the duties and compensation of such employees. The Governing Board may choose to utilize the services of employees of the Members by appointing a Lead Agency, as described below, and, if required, compensate the Member accordingly, or may directly appoint and employ its own staff. If the GWMA directly employs employees, the Governing Board shall adopt a personnel system establishing rules and regulations comparable to the public sector generally.

(c) Finances. The Governing Board shall appoint a qualified person to act as the Auditor, who need not be a member of the Governing Board. GWMA shall cause an independent annual audit of the GWMA's finances to be made by a certified public accountant in compliance with California Government Code Section 6505. The Treasurer of the GWMA shall be the depositor and shall have custody of all money of the GWMA received from whatever source. The Auditor of the GWMA shall draw warrants to pay demands against the GWMA when the demands have been approved by the GWMA by its authorized representative pursuant to any delegation of authority by the GWMA. The Treasurer and Auditor shall comply strictly with the provisions of statutes relating to their duties, as set forth in the Joint Exercise of Powers Act. The Governing Board may transfer the responsibilities of Treasurer and/or Auditor to any person or entity as may then be authorized by law.

(d) Consultants. The GWMA is authorized to enter into contracts and pay consultants pursuant to the GWMA's purchasing procedure to perform any work or activity it is empowered to perform hereunder, including the provision of professional, financial, legal, administrative, technical or other services. A consultant may be designated as an officer, including the Executive Officer, of the GWMA.

(e) Lead Agency. The Governing Board may, but is not required to, select from the Members, a Lead Agency for the GWMA. In such case, the Director of Finance of the Lead Agency shall be and act as the Treasurer and Auditor of the GWMA, pursuant to California Government Code Section 6505.6. Pursuant to California Government Code Section 6505.1, the Secretary and Treasurer shall have charge of the property of the GWMA and each shall file an official bond in the penal sum of Ten Thousand Dollars ($10,000.00) or such additional amount as the Governing Board may establish. If a lead agency is selected, by majority vote the Governing Board may change the Lead Agency at any time. In such event, the officers of the new Lead Agency shall serve as the respective officers of the GWMA.

(f) Property of the GWMA. Pursuant to California Government Code Section 6505.6, the Governing Board may designate an officer or employee, or officers and employees, in addition to the Treasurer, to receive, deposit, invest, and disburse the money of the GWMA pursuant to California Government Code Sections 6505.5 and 6509.5. The Governing Board shall fix the amount of the official bond to be filed by each such designee.

8. Powers and Functions as a Regional Water Management Entity. Subject to the limitations set forth herein, the GWMA, acting through its Governing Board, shall have any and all powers commonly held by the Members, necessary or appropriate to fulfill the purposes set forth in Section 2, above, and to implement the agreed upon provisions of the MS4 Permit on behalf of the Members and to otherwise perform the functions and exercise the powers of a regional water management group pursuant to applicable law.

9. Corporate and Political Powers. For purposes of exercising its authority, and subject to the limitations set forth herein, the GWMA shall have all joint powers specified in California Government Code Section 6508 including, but not limited to, any or all of the following:

(a) To exercise the common powers of its Members;

(b) To make and enter into contracts;

(c) To employ agents and employees;

(d) To acquire, construct, manage, maintain or operate any building, structure, work or improvement;

(e) To acquire, hold or dispose of real or personal property;

(f) To incur debts, liabilities and obligations and issue bonds, notes, certificates of participation and other forms or evidence of indebtedness;

(g) To sue and be sued in its own name;

(h) To apply for, accept, receive and disburse grants, loans and other financial aid from any agency of the State of California or the United States of America and to receive donations of property, funds, services and other forms of assistance from persons, firms, corporations or governmental entities;

(i) To obtain insurance for the GWMA and contract for risk management services;

(j) To invest money of the GWMA in the same manner and on the same conditions as local agencies pursuant to California Government Code Section 53601;

(k) To prepare and support legislation related to the purposes of this Agreement;

(l) To adopt rules, regulations, policies, bylaws and procedures for the carrying out of the foregoing powers or necessary for the governing of the operations of the GWMA; and

(m) To exercise all other powers necessary and proper to carry out the provisions of this Agreement.

10. Limitations. The GWMA shall not have the power of eminent domain.

11. Expenditures and Contributions. From time to time, the Governing Board may require Member contributions in order to make expenditures necessary to carry out the purposes and functions of the GWMA which may include, but are not limited to, retention of consultant(s) to conduct studies and prepare plans, reports and designs, and/or provide management services. Contracts over $100,000 shall require a super-majority vote of the Governing Board to approve. Contributions may be assessed against Members on an equal basis, or upon such other basis as may be determined by the Governing Board. Within thirty (30) days of such an assessment by the Governing Board becoming effective, each Member,

shall make the required contribution, provided that any Member not wishing to make such contribution may, in the alternative, withdraw from the GWMA within said period by adopting a resolution of withdrawal by its legislative body and otherwise complying with Section 15.

12. Eligibility for Membership and Admission. Any local public agency that is a member of the Gateway Cities Council of Governments, or that has statutory authority over a water supply with the Gateway Cities Region, may apply to become a member of the GWMA pursuant to an action taken by the legislative body of such public agency and may become a Member upon a super-majority vote of the Governing Board and execution of this Agreement. At the time of approval of admission, the Governing Board may request that the new Member make a payment of any costs incurred by the GWMA to date, to the extent the benefit of those costs will be derived or will continue to be derived after the new Member agency has joined the GWMA.

13. Accounts, Reports, and Audits. The following procedures shall be followed to ensure strict accountability of all funds of the GWMA and to provide for accurate reporting of receipts and disbursements of said funds:

(a) The Auditor shall either prepare or contract with a certified public accountant to prepare an annual audit of the GWMA's accounts and records. The minimum requirements for such audits shall be those prescribed by the State Controller for special districts under California Government Code Section 26909 or successor statute and shall conform to generally accepted accounting principles.

(b) A report of said audit shall be filed as a public record with each Member and with the County Auditor of the County of Los Angeles. Such report shall be filed within twelve (12) months of the end of the fiscal year or years under examination.

(c) Any additional procedures pertaining to accountability of funds and assets of the GWMA, as specified in the Joint Exercise of Powers Act, shall be followed.

14. Obligation for Debts and Liabilities and Distribution of Assets. Except as otherwise provided herein or by applicable law, no Member shall be individually responsible for any of the debts, liabilities or obligations of the GWMA, and all such debts, liabilities and obligations shall exclusively be those of the GWMA.

(a) Indemnification.

(1) Each Member agrees to indemnify, defend and hold the GWMA and all other Members, and employees, officers and agents of the GWMA, free and harmless with respect to any and all claims, liabilities, losses, and damages, including legal fees and expenses, to the extent arising out of or connected with the acts or omissions, or breach or default, of such Member, or any person or entity acting on behalf of such Member, in the performance of any of its obligations under this Agreement.

(2) The GWMA shall indemnify, defend, and hold harmless, jointly and severally, each of its Members and the Members' officers, officials, employees, agents, and representatives with respect to any loss, damage, injury, claim, litigation, or liability, including attorney's fees and costs, arising out of or in any way related to the creation,

operation, functioning, decisions, or actions of the GWMA or the GWMA's officers, officials, employees, agents, or representatives.

(3) The provision of indemnity set forth in this Section shall not be construed to obligate the GWMA to pay any liability, including but not limited to punitive damages, which by law would be contrary to public policy or otherwise unlawful.

(b) Tort Liability. Government Code Section 895.2 imposes certain tort liability jointly upon public agencies solely by reason of such public agencies being parties to an agreement as defined in Government Code Section 895. Therefore, the Member public agencies, as among themselves, pursuant to the authorization contained in Government Code Sections 895.4 and 895.6, each assume the full liability imposed upon it or any of its officers, agents, employees or representatives by law for injury caused by a negligent or wrongful action or inaction, or omission, occurring in the performance of this Agreement, to the same extent that such liability would be imposed in the absence of Government Code Section 895.2. To achieve this purpose, each Member public agency indemnifies and holds harmless each other party and the GWMA, for any loss, cost or expense, including reasonable attorney's fees and consultant fees that may be imposed upon or incurred by such other Member public agency or the GWMA solely by virtue of Government Code Section 895.2.

(c) Funds for Defense. Notwithstanding the provisions of paragraphs (a) or (b), above, by a super-majority vote of the Governing Board, the Board may approve the expenditure of GWMA funds to defend, indemnify and hold the GWMA, members of the Governing Board, and/or any employee or agent of the GWMA, free and harmless from claims and liabilities arising in connection with their actions taken in good faith, and while within the scope of their duties being performed on behalf of the GWMA.

(d) Self-Insure. The GWMA may self-insure or purchase insurance, and/or-, require the Members to self-insure or purchase insurance, in order to comply with any of the defense and indemnity requirements herein.

(e) Privileges and Immunities. All of the privileges and immunities from liability, exemptions from laws, ordinances, and rules, all pension, relief, disability, worker's compensation, and other benefits which apply to the activity of officers, agents, or employees of any Member when performing their respective functions within the territorial limits of the Member, shall apply to them to the same degree and extent while engaged in the performance on any of their functions and duties extraterritorially hereunder.

15. Withdrawal by a Member. Subject to the provisions of this section, any Member may withdraw from the GWMA by providing the Governing Board no less than thirty (30) days prior written notice including a copy of the initiating resolution by the legislative body of the withdrawing Member. The withdrawing Member shall pay all unpaid contributions that were approved by the Governing Board more than one hundred twenty (120) days prior to the date of the notice of withdrawal. No Member may withdraw unless and until it has satisfied any and all outstanding contractual obligations, or other indebtedness for which such Member would otherwise be obligated, in whole or in part, to pay. "Outstanding contractual obligations" includes the obligations for payments on contracts which the GWMA has entered into and are legally binding but where additional services will be performed in the future, until the contract has been fully performed.

16. Effect of Termination. Upon termination of this Agreement by the GWMA, all of the existing assets shall be divided and distributed for public purposes in such manner as shall be determined by a super-majority vote of the Governing Board provided, however, that this Agreement and the Governing Board shall continue to exist for the purposes of disposing of all claims, administering the distribution of assets, and performing any other functions necessary to conclude the affairs of the GWMA. This Agreement may not be terminated so long as the GWMA has any outstanding contractual obligations or other indebtedness.

17. Notices. Notices permitted or required to be sent pursuant to this Agreement shall be sent by registered mail, return receipt requested, or reputable overnight delivery service, addressed as follows:

> To Member public agencies at each Member public agency's official business address, personally addressed to that agency's Governing Board member;
>
> To the GWMA at 16401 Paramount Boulevard, Paramount, California 90723. This address shall be the GWMA's official business address. This address may be changed by approval of the Governing Board and the giving of written notice to each Member at their official business address.

18. Amendment. Except for amendments that change the GWMA's powers, duties, indemnification requirements, or financial responsibilities, this Agreement may be amended by a super-majority vote of the Governing Board. Otherwise, this Agreement may be amended by a majority vote of the Governing Board and by a majority vote of the Members acting by resolution of their legislative bodies.

19. Legal Actions.

(a) Remedies. The GWMA is hereby authorized to take any and all legal or equitable actions, including but not limited to, seeking an injunction and/or specific performance, necessary or permitted by law, to enforce this Agreement.

(b) Applicable Law and Forum. The laws of the State of California shall govern the interpretation and enforcement of this Agreement, without regard to conflict of law principles. Legal actions must be instituted and maintained in the Superior Court of the County of Los Angeles, State of California, in any other appropriate court in that county, or in the Federal District Court in the Central District of California.

(c) Acceptance of Service of Process. In the event that any legal action is commenced against the GWMA, service of process on the GWMA shall be made by personal service upon the Executive Officer or Secretary of the GWMA, or in such other manner as may be provided by law.

(d) Waivers. All waivers of any term or condition of this Agreement shall be in writing. No waiver of any term or same term or condition at a different time.

20. Liberal Construction; Severability. In the event of any litigation over the meaning of this Agreement or the GWMA of any agency of the GWMA, this Agreement shall be

liberally construed to effectuate its purposes. Should any part, term or provision of this Agreement be decided by any court of competent jurisdiction to be illegal or in conflict with any law of the State of California or federal law, or otherwise be rendered unenforceable or invalid, the validity of the remaining portions and/or provisions shall not be affected thereby.

21. Conflicts of Interest. No officers, official, or employee of the GWMA shall have any financial interest, direct or indirect, in the GWMA nor shall any such person participate in any decision relating to the GWMA which affects his or her financial interests, in violation of any State law or regulation.

22. Books and Records. All books, records, accounts, and documents of the GWMA shall be available at any reasonable time to the Directors and, to the extent provided by the California Public Records Act (Government Code Section 7920.000, *et seq.*) shall be public records. This Section does not authorize the release of any confidential records which are exempt from disclosure under the California Public Records Act or other applicable law or regulations.

23. Principal Office. The principal office of the GWMA shall be that of the office of the Executive Officer or as from time to time designated by the Board.

24. Successors. This Agreement shall be binding upon all Members and shall inure to the benefit of the successors of each of the Members provided, however, that no Member may assign any right or obligation under this Agreement without the written consent of the Governing Board.

25. Effectuate Counterparts. This Agreement may be executed in counterparts, which together shall constitute the same and entire agreement.

26. Filing with Secretary of State. The Executive Officer of the Governing Board is directed to file with the office of the California Secretary of State and State Controller a notice of adoption or amendment of this Agreement within thirty (30) days after the effective date of such adoption or amendment, as required by California Government Code Sections 6503.5 and 6503.6 and shall file all other official notices as may be required by law.

27. Entire Agreement. This Agreement constitutes the final, complete and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and amends, replaces, and supersedes all other prior or contemporaneous oral or written understandings and agreements of the parties.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, each of the parties hereto have caused this Agreement to be executed and attested by its duly authorized officers as of the dates set forth below.

_____
(signature)

Name: _____

Title: _____

City/Agency Name: _____

ATTEST BY:

_____
(signature)

Name: _____

Title: _____

APPROVED AS TO FORM BY:

_____
(signature)

Name: _____

Title: _____

June 24, 2025

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE AN INSURANCE BINDER WITH ALLIANT INSURANCE SERVICES FOR RENEWAL OF THE CITY'S INSURANCE POLICY PORTFOLIO FOR FISCAL YEAR 2025-2026 AND FINANCE AGREEMENTS FOR FISCAL YEAR 2025-2026

SUMMARY

The City Council will consider adopting a resolution authorizing the City Manager to execute an insurance binder with the City's insurance broker, Alliant Insurance Services ("Alliant"), for renewal of the following policies of insurance for Fiscal Year 2025-2026: Dial-A-Ride Auto, Excess General Liability, Excess Workers' Compensation, Crime, Directors and Officers/Employment Liability, Auto Physical Damage, Property, Pollution Liability, Excess Cyber Security, Difference In Conditions, Deadly Weapon Response and Sports General Liability.

Staff is recommending that the Council authorize the issuance of a purchase order to Alliant and/or First Insurance Funding Corporation ("First Insurance") for the cost of the insurance premiums and finance charge. The insurance premiums for the coverage listed above is an estimated $4,500,000.00. The estimated financing of the costs of the premium for all lines of insurance indicated above is $85,000. As in the past, the financing agreement will require a down payment and then three additional payments. A separate agreement will be obtained for the financing of the excess liability coverage through PRISM.

BACKGROUND

The City of Compton is currently insured for the policies listed above through June 30, 2025. The Crime policy insures the City against crimes of theft or fraud that could be perpetrated by employees, while Directors and Officers/Employment Liability insurance protects management and elected officials against judgments and in the defense of lawsuits that may be filed against the City for claims such as discrimination.

The City maintains Excess General Liability insurance to offset payment of any liability claim filed against the City in excess of the City's self-insured retention level

of $1,000,000.00. Property insurance is necessary to insure coverage to the City's property against damages that may occur such as fire or business interruption, and Difference in Conditions insurance covers damage to the City's property in the event of earthquake or flood. Excess Workers' Compensation Insurance covers the City in the event a workers' compensation claim exceeds the City's self-insured retention level of $1,000,000.00, while Athletics Liability covers parks and recreation athletic events. However, over-night camping events, pyrotechnics (fireworks), and events that include animal rides and skateboarding events are excluded from the Athletics Liability policy due to the inherent risks. Additionally, entertainment events which include celebrities are also excluded and separate insurance quotes must be obtained for each event and paid for outside of the premiums identified herein.

The City's Dial-A-Ride vehicles are insured through the Auto Physical Damage policy, although coverage for the Dial-A-Ride vehicles is limited to within 100 miles from the City Hall parking lot. Commercial Auto Physical Damage insurance covers losses to all scheduled vehicles in the City's fleet.

The Deadly Weapon Response Program insures against incidents involving active shooters (such that we saw with San Bernardino County employees in 2015). The Excess Cyber option shores up our current cybersecurity coverage to guard against the increased expenses associated with damage to City infrastructure. The pollution liability coverage is added onto the City's existing property insurance coverage and protects the City against liability for sewage leaks and the release into the environment of dangerous materials.

STATEMENT OF ISSUE

It is routine for municipalities to maintain the types of insurance coverage described above to protect all municipal interests. The City's insurance policies will expire on June 30, 2025; thus, it is vital to renew these policies in order to continue the protections afforded thereby. Consolidating policies in this way tends to guarantee that major coverage, such as excess general liability, property, earthquake, flood and excess workers' compensation, are managed without the worry or hazards of lapses in coverage periods.

The insurance industry constantly reviews individual as well as national client loss statistics and compares them against and with other factors to determine rates. Negative factors affecting the City's insurance portfolio over the last few years include, but are not limited to the increase in employment liability claims, legal liability claims, training issues, staff accountability issues, personnel turnover and significant storm damage claims. Positive factors affecting the City's insurance portfolio include increased efficient claims reporting, effective risk analysis and coverage choices, positive claims experience in our policies such as Dial-A-Ride Auto, and Excess Workers' Compensation.

The City maintains a $1,000,000 self-insured retention (SIR) whereas many municipalities have increased their SIR to $5,000,000. In addition, there has been an increase in the premium for cyber security coverage.

Business practices, including staff accountability issues, are the types of conditions that tend to increase claims loss experience and drive premium costs upward. Increased accountability including oversight and training assists in lowering claims which could equate to lower premiums.

FINANCIAL IMPACT

The total estimated insurance premium for the policies of insurance specified above for Fiscal Year 2025-2026 (i.e. July 1, 2025 through June 30, 2026), is **$4,405,000.00 plus estimated $75,000 funding finance charges to First Insurance Funding and an addition $10,000.00 to another insurance financing company. In addition, Staff recommends an additional $10,000.00 to cover the cost of insuring City Council events ($4,500,000.00)**.

Funds for the renewal of these insurance policies will be available in the 2025-2026 Fiscal Year budget of the City Manager's Office as follows:

Account No.	Description	
6400 510 000 4268	Insurance Liability	$3,500,000.00
6300 510 000 4268	Workers' Compensation	1,000,000.00
		$4,500,000.00

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution.

**DESMOND FLETCHER
RISK MANAGER**

APPROVED FOR FORWARDING:

**WILLIE A. HOPKINS, JR.
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO EXECUTE AN INSURANCE BINDER WITH ALLIANT INSURANCE SERVICES FOR RENEWAL OF THE CITY'S INSURANCE POLICY PORTFOLIO FOR FISCAL YEAR 2025-2026 AND FINANCE AGREEMENTS FOR FISCAL YEAR 2025-2026

WHEREAS, the City of Compton ("City") maintains an insurance portfolio to protect the interests and assets of the City; and

WHEREAS, the City's insurance policy portfolio consists of coverage for Dial-A-Ride Auto, Excess General Liability, Excess Workers' Compensation, Crime, Directors and Officers/Employment Liability, Auto Physical Damage, Property, Pollution Liability, Excess Cyber Security, Difference in Conditions, Deadly Weapon Response and Sports General Liability; and

WHEREAS, the City's policies identified above expire June 30, 2025; and

WHEREAS, it is vital that these policies are bound prior to July 1, 2025 to avoid interruptions in coverage for Fiscal Year 2025-2026; and

WHEREAS, in order to bind the insurance policies, the City Manager will need the City Council's authorization to execute an insurance binder with the City's insurance broker, Alliant Insurance Services ("Alliant"), for renewal of the following policies of insurance for Fiscal Year 2025-2026; and

WHEREAS, the City will arrange a payment plans with insurance financing companies, among them First Insurance Funding, for renewal of the policies for Fiscal Year 2025-2026, which will include an estimated finance charges of $75,000 to First Insurance Funding and $10,000.00 to another insurance financing company; and

WHEREAS, certain special events held by City Council members are not covered under the insurance identified above and quotes must be obtained for each event on an event by event basis; and

WHEREAS, Staff recommends an additional amount of $10,000 be include for insurance premiums to cover the cost of City Council special events; and

WHEREAS, funding for these expenditures will be available in the 2025-2026 Fiscal Year budget of the City Manager's Office.

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

Section 1. That the City Manager is hereby authorized to execute an insurance binder with Alliant Insurance Services for the renewal and purchase of the following insurance policies: Dial-A-Ride Auto, Excess General Liability, Excess Workers' Compensation, Crime, Directors and Officers/Employment Liability, Auto Physical Damage, Property, Pollution Liability, Excess Cyber Security, Difference in Conditions, Deadly Weapon Response and Sports General Liability.

Section 2. That a total of purchase order(s) in the estimated amount of $4,500,000.00 is authorized for the payment of the City's insurance portfolio.

Section 3. That a total of purchase order(s) in the estimated amount of $2,500,000.00 is authorized to be issued to Alliant Insurance Services and/or First Insurance Funding for the insurance premium plus finance charge.

Section 4. That a total of purchase order(s) in the estimated amount of $2,000,000.00 is authorized to be paid to the insurance financing company that will finance the excess liability insurance through PRISM.

Section 5. That funds for these expenditures will be available in the 2025-2026 Fiscal Year budget in the following account numbers:

Insurance policy renewals:

Account No.	**Description**	
6400 510 000 4268	Insurance Liability	$3,500,000.00
6300 510 000 4268	Workers' Compensation	1,000,000.00
		$4,500,000.00

Section 6. That a certified copy of this Resolution will be filed in the offices of the City Manager, City Attorney, City Clerk and City Controller.

Section 7. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2025.

_____
EMMA SHARIF
MAYOR OF THE CITY OF COMPTON

ATTEST:

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Satra D. Zurita, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor, and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2025.

That said Resolution was adopted by the following vote:

AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAINS: COUNCIL MEMBERS-

_____
SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON