

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

07/14/2026

4:00 PM – SPECIAL CLOSED SESSION

5:30 PM – PUBLIC MEETING

6:30 PM – SUCCESSOR AGENCY MEETING

**205 S. WILLOWBROOK AVE
COMPTON, CA 90220**

OPENING

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS ON CLOSED SESSION

CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation
Dejanee Stafford v. City of Compton LASC Case No. 24STCV08549
Pursuant to Government Code section 54956.9(c) and (d)(1)
2. Conference with Legal Counsel – Existing Litigation
Elida Cardoza v. City of Compton et al. LASC Case No. 23NWCV00990
Pursuant to Government Code section 54956.9(c) and (d)(1)

3. Conference with Legal Counsel – Existing Litigation
Angel Medina Blanco v. City of Compton LASC Case No. 24CMCV00390
Pursuant to Government Code section 54956.9(c) and (d)(1)
4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
City of Compton v TimeLa Case No. 22CMCV00339
Pursuant to Government Code Section 54956.9(c) and (d)(1)
5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
KCSG Holdings v. City of Compton LASC Case No. 26TRCP00120
Pursuant to Government Code Section 54956.9(c) and (d)(1)
6. Conference with Legal Counsel – Existing Litigation
City of Compton v. Coast Equity Partners LASC Case No. 24CMCV0165
Pursuant to Government Code section 54956.9(c) and (d)(1)
7. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code Section 54956.9(e)(1) or (d)(2) and (e)(1) because
there is significant exposure to litigation in two cases
8. Conference with Legal Counsel – Anticipated Litigation
Pursuant to Government Code section 54956.9(d)(4) to consider initiation of
litigation for one case

REPORT OUT OF CLOSED SESSION

COMMENDATORY RESOLUTIONS/PRESENTATIONS

9. CERTIFICATE PRESENTATION - KELETSOSITSE OLEBILE & DR. CARL
FREDRICK MARTIN - Councilman Jonathan Bowers
10. ALL MAIL-IN BALLOT CLARIFICATION PRESENTATION

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 FIRE DEPARTMENT

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR
PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE
ORDER FOR KELSEY WILHELM, M.D. FOR SERVICES AS MEDICAL
DIRECTOR OF EMERGENCY MEDICAL SERVICES FOR THE CITY OF
COMPTON FIRE DEPARTMENT (\$127,500)

PUBLIC WORKS DEPARTMENT

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING COMPLETION OF THE CITYWIDE ROAD REPAIR SERVICES PROJECT, PHASE IX; AUTHORIZING THE FILING OF THE NOTICE OF COMPLETION; AND AUTHORIZING THE RELEASE OF RETENTION FUNDS TO HARDY & HARPER, INC. (\$257,113.58)

REGULAR AGENDA

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

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

CITY MANAGER'S REPORT

14. A REQUEST TO SCHEDULE A PUBLIC HEARING - COMPTON 2045 GENERAL PLAN AND RELATED REZONING AND ZONING CODE REVISIONS on Tuesday, September 15, 2026 @ 5:45 PM

UNFINISHED BUSINESS

15. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2026-2027

NEW BUSINESS

16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON PROCLAIMING JULY AS "MUSLIM AMERICAN HERITAGE MONTH" IN THE CITY OF COMPTON AND CELEBRATING THE CONTRIBUTIONS OF MUSLIM AMERICANS
17. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT TO THE POSITION CLASSIFICATION PLAN BY ADDING THE CLASSIFICATION OF PERMIT SERVICES SUPERVISOR
18. A RESOLUTION OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,327 AND AUTHORIZING THE CITY MANAGER TO DECLARE CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)
19. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING AND AUTHORIZING THE SUBMISSION OF THE CITY'S FISCAL

YEAR 2026-2027 CONSOLIDATED 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

20. 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 EMPOWERING REACH FOUNDATION FOR SUPPORTIVE SERVICES USING HOME-AMERICAN RESCUE PLAN (HOME-ARP) FUNDS IN THE AMOUNT OF (\$870,446.12)

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 7/21/2026 5:30 PM

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

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Join Via Audio: +1 669 444 9171

US - Webinar ID: 879 1775 5801 / Passcode: 359227



City of Compton

Presented to

Keletsositse Olebile,

Chief Executive Officer, Botswana Investment and Trade Centre

&

Dr. Carl Fredrick Martin

Founder and Chief Executive Officer,
Compton Kidz Club Botswana

Compton Modeling and Talent Agency Botswana Proprietary Limited

Whereas, the Botswana Investment and Trade Centre has successfully executed a cross-border expansion that advances youth employment, entrepreneurship, and economic development through international collaboration; and

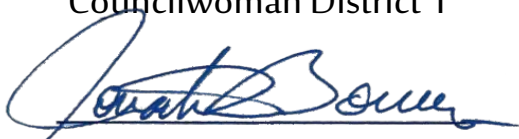
Whereas, the Botswana Investment and Trade Centre has partnered with Dr. Carl Fredrick Martin and has officially registered Compton Modeling and Talent Agency Botswana Proprietary Limited with the Companies and Intellectual Property Authority (CIPA), and Compton Kidz Club Botswana with the Registrar of Societies in the Republic of Botswana; and

Whereas, the Botswana Investment and Trade Centre will sponsor Compton Fashion Week Botswana at Molapo Crossing Mall, creating international opportunities, exposure, and resources for youth and emerging talent within the creative community; and

Now, therefore, the Mayor and City Council of the City of Compton do hereby recognize and commend Chief Executive Officer Keletsositse Olebile and Dr. Carl Fredrick Martin for their visionary leadership, commitment to international economic development, and dedication to creating meaningful cultural and business partnerships between the City of Compton and the Republic of Botswana. In recognition of these distinguished accomplishments, the City proudly presents this Certificate of Recognition and Business Attraction and Expansion Award.

Presented this 13th day of July, 2026


DEIDRE M. DUHART
Councilwoman District 1


JONATHAN S. BOWERS
Councilman District 3


EMMA SHARIF
Mayor


ANDRE SPICER
Councilman District 2


LILLIE P. DARDEN
Councilwoman District 4

July 14, 2026

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: COMPTON FIRE DEPARTMENT

RE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER FOR KELSEY WILHELM, M.D. FOR SERVICES AS MEDICAL DIRECTOR OF EMERGENCY MEDICAL SERVICES FOR THE CITY OF COMPTON FIRE DEPARTMENT (\$127,500.00)

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a three (3) year (July 1, 2026 through June 30, 2029) professional services agreement with Kelsey Wilhelm, M.D., to provide consultation services as Medical Director of Emergency Medical Services for the City of Compton Fire Department ("Department") and establish a purchase order in the amount not to exceed Forty-Two Thousand Five Hundred Dollars and Zero Cents (\$42,500.00) for services rendered during the Fiscal Year 2026-2027.

BACKGROUND

The Department's paramedics administer narcotics during the course of their duties, thus, the City is required to have a medical doctor under contract to oversee the drug log, the purchasing of required medication carried on the paramedic units, inventory, proper usage and distribution, and compliance with regulations of the Los Angeles County Department of Health Services.

STATEMENT OF ISSUE

An RFP was published for Medical Director of Emergency Medical Services on April 29, 2026 and closed on May 20, 2026. The City Clerk's office received two (2) proposals from the following vendors: Kelsey Wilhelm M.D and ATC Healthcare Services.

After evaluation of the proposals submitted, staff determined that the proposal submitted by Kelsey Wilhelm M.D. was the most responsive to provide the needed Medical Services to the City of Compton Fire Department.

Dr. Kelsey Wilhelm is a qualified medical professional and she has demonstrated competence and professionalism. Dr. Wilhelm has been our current Medical Director for the City since 2022. She provides the necessary oversight and consultation services needed to meet the regulatory standards with the Los Angeles County Department of

Health.

Staff recommend that the City enter into a three (3) year (i.e. July 1, 2026 through June 30, 2029) professional services agreement with Kelsey Wilhelm, M.D.

Cost for the agreement is as follows:

First Year (FY 2026 – 2027)	= \$42,500.00
Second Year (FY 2027 – 2028)	= \$42,500.00
Third Year (FY 2028 – 2029)	= \$42,500.00

City Council approval is needed because the total expenditure exceeds \$50,000.00 Dollars.

FISCAL IMPACT

The estimated funds in the amount of Forty-Two Thousand Five Hundred Dollars and Zero Cents (\$42,500.00) for services to be rendered for Fiscal Year 2026-2027 (i.e. July 1, 2026 through June 30, 2027) are available in Account No. 1001-690-000-4266. Funding for the remaining years of the agreement shall be appropriated in future City budgets in Account No. 1001-690-000-4266.

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RECOMMENDATION

Staff recommends that the Mayor and City Council adopt the attached Resolution.

**RONERICK D. SIMPSON
FIRE CHIEF**

APPROVED FOR FORWARDING:

**JERRY GROOMES
INTERIM CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THREE (3) YEAR PROFESSIONAL SERVICES AGREEMENT AND ESTABLISH A PURCHASE ORDER FOR KELSEY WILHELM, M.D. FOR SERVICES AS MEDICAL DIRECTOR OF EMERGENCY MEDICAL SERVICES FOR THE CITY OF COMPTON FIRE DEPARTMENT (\$127,500.00)

WHEREAS, the Compton Fire Department's paramedics administer narcotics during the course of their duties, thus, the City is required to have a medical doctor under contract to oversee the drug log, including the purchasing of required medication carried on the paramedic units, inventory, proper usage and distribution, and compliance with regulations of the Los Angeles County Department of Health Services; and

WHEREAS, a Request for Proposal (RFP) was published on April 29, 2026 for Medical Director of Emergency Medical Services and closed on May 20, 2026. The City Clerk's office received two (2) proposals were from the following vendors: Kelsey Wilhelm M.D. and ATC Healthcare Services; and

WHEREAS, after evaluation of the proposals submitted, staff has determined that Kelsey Wilhelm M.D. was the most was deemed the most responsive medical professional to provide the needed oversight and consultation services to the Department; and

WHEREAS, adequate funds for this expenditure are allocated in Fire Departments 2026-2027 Fiscal Year budget in Account No. 1001-690-000-4266 and funding for the remaining years of the agreement shall be appropriated in future City budgets.

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 Legal Division is hereby authorized to enter into a three (3) year (i.e. July 1, 2026 through June 30, 2029) professional services agreement with Kelsey Wilhelm, M.D. for providing consultation services as the Medical Director of the Fire Department's Emergency Medical Services at a cost of \$42,500 for Fiscal Year 2026-2027; \$42,500 for Fiscal Year 2027-2028; and \$42,500 for Fiscal year 2028-2029.

SECTION 2. That a purchase order in the amount of Forty-Two Thousand Five Hundred Dollars and Zero Cents (\$42,500.00) is authorized to be established for Kelsey Wilhelm, M.D. for services to be rendered during Fiscal Year 2026-2027 (i.e. July 1, 2026 through June 30, 2027).

SECTION 3. That funds in the amount of \$42,500.00 are available in the Fire Department's 2026-2027 Fiscal Year budget using Account No. 1001-690-000-4266.

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

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

ADOPTED this 14th day of July, 2026.

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 14th day of July, 2026.

Resolution No. _____

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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

July 14, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING COMPLETION OF THE CITYWIDE ROAD REPAIR SERVICES PROJECT, PHASE IX; AUTHORIZING THE FILING OF THE NOTICE OF COMPLETION; AND AUTHORIZING THE RELEASE OF RETENTION FUNDS TO HARDY & HARPER, INC. (\$257,113.58)

SUMMARY

The Citywide Road Repair Services Project, Phase IX, has been completed in accordance with contract requirements. Staff recommends that the City Council:

1. Accept the completion of the Citywide Road Repair Services Project, Phase IX;
2. Direct staff to file the Notice of Completion with the Los Angeles County Recorder's Office; and
3. Authorize the release of retained funds in the amount of \$257,113.58 to Hardy & Harper, Inc., the contractor.

BACKGROUND

The City of Compton continues to prioritize the maintenance and rehabilitation of its roadway network through the implementation of the Pavement Management Plan, adopted on September 3, 2024. This plan focuses on strategic investment, proactive maintenance, and targeted rehabilitation aimed at improving pavement conditions, enhancing roadway safety, and extending the useful life of City streets.

On September 2, 2025, the City Council adopted Resolution No. 26,293 authorizing the City Manager to execute a construction contract with Hardy & Harper, Inc. for the Citywide Road Repair Services Project, Phase IX, in the amount of \$5,579,200.

The project included a comprehensive scope of work consisting of:

- Grind-and-overlay pavement rehabilitation
- Adjustment of sewer manholes
- Installation of striping and signage
- Installation of speed humps and traffic loops

Construction was completed on April 22, 2026, at a final cost of \$5,142,271.84, which is within and below the authorized contract amount. All work was performed in accordance

with contract specifications and City standards. A list of streets and improvements completed as part of Phase IX is included as an attachment.

STATEMENT OF THE ISSUE

Completion of the project requires City Council acceptance, filing of the Notice of Completion, and release of retained funds in accordance with California Public Contract Code. The City withheld 5% retention from each progress payment to ensure satisfactory completion of the project. Staff has reviewed the completed work and confirmed that all contractual requirements have been met. As a result:

- The project is ready for formal acceptance;
- The Notice of Completion should be filed; and
- The retained funds in the amount of \$257,113.58 should be released to the contractor.

City Council approval is required to finalize these actions and formally close out the project.

FISCAL IMPACT

There is no additional fiscal impact associated with this action. The retention amount is part of the previously approved project budget and was withheld from progress payments.

ALTERNATIVE

No alternative action is recommended. The contractor has fulfilled all obligations, and acceptance of the project is necessary to complete the closeout process.

RECOMMENDATION

Staff recommends that the City Council adopt the proposed resolution:

- Accepting the Citywide Road Repair Services Project, Phase IX, as complete;
- Directing staff to file the Notice of Completion with the Los Angeles County Recorder's Office; and
- Authorizing the release of retained funds in the amount of \$257,113.58.

JACK H. GONG, P.E., SE, PMP
CITY ENGINEER

APPROVED FOR FORWARDING:

JERRY GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING COMPLETION OF THE CITYWIDE ROAD REPAIR SERVICES PROJECT, PHASE IX; AUTHORIZING THE FILING OF THE NOTICE OF COMPLETION; AND AUTHORIZING THE RELEASE OF RETENTION FUNDS TO HARDY & HARPER, INC. (\$257,113.58)

WHEREAS, the City of Compton maintains and improves its roadway network through its Pavement Management Plan, adopted on September 3, 2024, to enhance pavement conditions, extend pavement life, and promote safe and efficient transportation; and

WHEREAS, on September 2, 2025, pursuant to Resolution No. 26,293, the City Council authorized the City Manager to enter into a construction contract and establish a purchase order for Hardy & Harper, Inc. for the Citywide Road Repair Services Project, Phase IX, in the amount of \$5,579,200; and

WHEREAS, the Project scope consisted of citywide pavement rehabilitation, including grind-and-overlay repairs at distressed roadway areas, in accordance with the approved contract documents; and

WHEREAS, the Project was completed on April 22, 2026, with a final construction cost of \$5,142,271.84, which was within the amount authorized by the City Council, and all work was performed in accordance with the approved contract documents; and

WHEREAS, in accordance with California Public Contract Code, a retention amount of five percent (5%) of the contract value was withheld from progress payments to ensure satisfactory completion of the Project; and

WHEREAS, staff has reviewed all work items for compliance with contract specifications and recommends acceptance of the Project as complete; and

WHEREAS, release of the contractor's retention funds in the amount of \$257,113.58 requires City Council authorization.

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

SECTION 1. That the City Council hereby accepts the construction of the Citywide Road Repair Services Project, Phase IX as complete.

SECTION 2. That the City Council hereby directs staff to file the Notice of Completion with the Los Angeles County Recorder's Office.

SECTION 3. That the City Council hereby authorizes the release of retention funds in the amount of \$257,113.58 to Hardy & Harper, Inc.

SECTION 4. That a copy of this Resolution shall be maintained on file in the offices of the City Manager, City Controller, City Clerk, City Attorney, and 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 14th day of July, 2026.

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 14th day of July, 2026.

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

**City of Compton
Road Repair Service Project, Phase IX
List of Streets**

No.	Street Name	Limits
1.	137 th Street	Central Avenue – Elva Avenue
2.	138 th Street	Central Avenue – Elva Avenue
3.	Central Avenue Frontage Road	Piru Street – South City Limits
4.	Central Avenue Frontage Road	Sam Littleton Street – North City Limits
5.	Standford Avenue	139 th Street – Rosecrans Avenue
6.	Nestor Avenue	133 rd Street – End of Cul-De-Sac
7.	Kalsman Avenue	134 th Street – End of Cul-De-Sac
8.	Sprague Street	Kalsman Avenue – End of Cul-De-Sac
9.	Tajauta Avenue	137 th Street – City Limit South
10.	Broadacres Avenue	Spruce Street – Popular Street
11.	Orchard Street	Pannes Avenue – Thorson Avenue
12.	Stockton Street	Ward Avenue – Pannes Avenue
13.	Pannes Avenue	Orchard Street – Pine Street
14.	Castlegate Avenue	McMillan Street – City Limit North
15.	Olanda Street	City Limit West – Stoneacres Avenue

City of Compton
Road Repair Service Project Phase IX
List of Streets

No.	Street Name	Limits
16.	Stoneacres Avenue	Olanda Street – City Limit East
17.	McMillan Street (North & South)	Gibson Avenue – City Limit East
18.	Halo Drive	Manette Place Loop
19.	Barclay Avenue	Cypress Street – 156 th Street
20.	Hillford Avenue	Reeve Street – Tichenor Street
21.	Rose Avenue	Compton Boulevard – Laurel Street
22.	Claude Street	Clymar Avenue – McKinley Avenue
23.	Raymond Street	Aprilia Avenue – Amantha Avenue
24.	Reeve Street	Aprilia Avenue – Central Avenue
25.	Tichenor Street	Aprilia Avenue – Amantha Avenue
26.	Everg Avenue	Tichenor Street – Caldwell Street
27.	Keene Avenue	Tichenor Street – Caldwell Street
28.	Amantha Avenue	Reeves Street – Caldwell Street
29.	Mayo Avenue	Compton Boulevard – Laurel Street
30.	Mayo Avenue	Caldwell Street – Greenleaf Boulevard

**City of Compton
Road Repair Service Project Phase IX
List of Streets**

No.	Street Name	Limits
31.	Bennett Street	Chester Avenue – County Line East
32.	California Avenue	Caldwell Street – Greenleaf Boulevard
33.	Burris Avenue	Caldwell Street – Greenleaf Boulevard
34.	Temple Avenue	Caldwell Street – Long Beach Boulevard
35.	Elizabeth Street	Long Beach Boulevard – County Line East
36.	Artesia Boulevard	Santa Fe Avenue – Santa Susana Road

**City of Compton
Road Repair Service Project, Phase IX
List of Speed Humps**

No.	Street Name	Limits
1.	Orchard Street	1705 East Orchard
2.	Dwight Avenue	800 Block of Dwight
3.	Amantha Avenue	Reeves Street – Caldwell Street
4.	Myrrh Street	Santa Fe Avenue and Long Beach Blvd

JULY 14, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

**SUBJECT: REQUEST TO SCHEDULE A PUBLIC HEARING FOR THE ADOPTION
OF THE COMPTON GENERAL PLAN 2045 AND RELATED REZONING
AND ZONING CODE REVISIONS**

The Compton General Plan 2045 Update is ready for City Council consideration. The Compton General Plan 2045 is a comprehensive document that establishes the community's vision and provides a framework that will guide decisions on various topics such as growth, housing, economic development, and land use through the planning horizon year of 2045. The City's General Plan Update has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code section 65300, et seq. In addition to the mandatory elements, the general plan update also includes the following optional elements: economic development, community culture and heritage. The Compton General Plan 2045 would replace the City's current General Plan last adopted in 1991. This project also includes the 2021-2029 Housing Element update, property rezoning, various zoning code revisions, all efforts to bring these various items to be consistent with the new general plan and be in compliance with State law.

The City Council, as the final review authority, must conduct a public hearing to receive public comment, review and consider all oral and written material presented, and consider adoption of the Compton General Plan 2045 Update and related documents.

Recommendation

In preparation of the next phase, public hearings, staff recommends that City Council schedule a public hearing on this matter for **Tuesday, September 15, 2026, at 5:45 p.m.**

**CECIL FLOURNOY, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**JERRY GROOMES
INTERIM CITY MANAGER**

JULY 14, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY CONTROLLER

**SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON
LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL YEAR 2026-2027**

SUMMARY

The purpose of this Ordinance is to authorize the levy of the assessed valuation municipal tax rate for Fiscal Year 2026-2027.

BACKGROUND

The City has levied a municipal tax (parcel tax) for many years in line with Section 1402, 1600 and 1601 of the City Charter to pay for the City's obligations under the Employees' Retirement Plan managed by the California Public Employees' Retirement System (CalPERS). The municipal tax is collected by the Los Angeles County Auditor-Controller on behalf of the City. The Los Angeles County Auditor-Controller has based assessed values at market values and it is necessary to set the municipal tax at a rate based on market value, which will remain unchanged at 0.439147.

STATEMENT OF ISSUE

The Los Angeles County Auditor-Controller requires that the municipal tax rate ordinance be passed each year by the City Council even though the municipal tax rate remains unchanged. This agenda item is required to comply with the County requirements.

FISCAL IMPACT

The passing of the attached Ordinance will ensure that the City's retirement fund continues to receive the municipal parcel tax revenues in line with the requirements of the City Charter for the purposes stipulated by the Charter. The municipal parcel tax generates approximately \$36.2 million per year.

ALTERNATIVE

The City's General Fund would have to pay the cost of the retirement obligations resulting in severe financial consequences to other City programs and services.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Ordinance.

**JOCELYN LOGAN,
CITY CONTROLLER (Interim)**

APPROVED FOR FORWARDING:

**JERRY GROOMES
INTERIM CITY MANAGER**

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
COMPTON LEVYING A MUNICIPAL TAX RATE FOR THE FISCAL
YEAR 2026-2027**

WHEREAS, the City has levied a municipal tax (parcel tax) for many years in line with Section 1402, 1600, and 1601 of the City Charter to pay for the City's obligations under the Employees' Retirement Plan managed by the California Public Employees' Retirement System (CalPERS); and

WHEREAS, the municipal tax is collected by the Los Angeles County Auditor-Controller on behalf of the City; and

WHEREAS, the Los Angeles County Auditor-Controller has based assessed rates at market values and it is necessary to set the municipal tax at rate based on market value; and

WHEREAS, it is required that the City certify the municipal tax rate every year.

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

Section 1. That there is hereby levied a municipal tax upon the equalized assessment of the taxable property in the City of Compton at a market valuation of the following rates (per cent):

Taxation District #1.....0.439147,

(Old City of Compton, Annexations 1 to 3 inc; 5 to 10 inc; 13 to 32 inc; 106, 107
111 to 122 inc; 125 to 133 inc; 136 to 139 inc; 141 to 143 inc; 145, 147, 149,
151, 152, 153A, 155, 158, 159, 160, 161, 163, 164, 168, 172A, 173B)

Rosecrans Redevelopment Project.....0.439147,

Walnut Industrial Redevelopment Project.....0.439147,

Section 2. That said rate is made up as follow:

Employment Retirement (Debt Service).....0.439147,

Section 3. That the City Clerk shall certify to the adoption of this Ordinance by the City Council and shall cause this Ordinance to be published as required by law.

Section 4. That pursuant to Section 611 of the Compton Charter, this Ordinance shall take effect upon adoption of the City Council.

Section 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance.

ADOPTED this 14th day of July, 2026.

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 Ordinance 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 14th day of July, 2026.

That said Ordinance 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

July 14, 2026

TO: HONPRABLE MAYOR AND CITY COUNCIL
FROM: CITY MANAGER'S OFFICE
SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
PROCLAIMING JULY AS "MUSLIM AMERICAN HERITAGE MONTH"
IN THE CITY OF COMPTON AND CELEBRATING THE
CONTRIBUTIONS OF MUSLIM AMERICANS

SUMMARY

This resolution is presented to the City Council for consideration and approval to proclaim the month of July, 2026 as "Muslim-American Heritage Month" in the City of Compton as requested by the Honorable Mayor Emma Sharif.

BACKGROUND

The City of Compton values diversity, equity, inclusion, and respect for all people and recognizes the importance of celebrating the contributions of all communities that strengthen our nation and our City.

Muslim Americans have contributed significantly to the social, cultural, economic, education, scientific, civic, military and public service life in the United States. Throughout history Muslim Americans represent a diverse community whose heritage reflects many cultures, ethnicities, and traditions, enriching the nation and the City of Compton's multicultural character.

STATEMENT OF ISSUE

Recognizing July as "Muslim American Heritage Month" in the City of Compton promotes greater understanding, mutual respect, inclusion, and appreciation of the history, heritage, and achievements of Muslim-Americans while encouraging education and cultural awareness.

FISCAL IMPACT

There is no fiscal impact in adopting this resolution.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution.

JERRY GROOMES
INTERIM CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
PROCLAIMING JULY AS “MUSLIM AMERICAN HERITAGE MONTH” IN
THE CITY OF COMPTON AND CELEBRATING THE CONTRIBUTIONS
OF MUSLIM AMERICANS**

WHEREAS, Muslim Americans have contributed significantly to the social, cultural, economic, education, scientific, civic, military and public service life in the United States; and

WHEREAS, throughout history Muslim Americans represent a diverse community whose heritage reflects many cultures, ethnicities, and traditions, enriching the nation and the City of Compton’s multicultural character; and

WHEREAS, Muslim Americans have made lasting contributions as educators, health care professionals, entrepreneurs, public servants, artists, scientists, military service members, faith leaders, and community volunteers; and

WHEREAS, recognizing July as “Muslim American Heritage Month” promotes greater understanding, mutual respect, inclusion, and appreciation of the history, heritage, and achievements of Muslim-Americans while encouraging education and cultural awareness; and

WHEREAS, the City of Compton values diversity, equity, inclusion, and respect for all people and recognizes the importance of celebrating the contributions of all **groups** that strengthen our nation and our City.

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

SECTION 1. That the City of Compton hereby recognizes the month of July as Muslim American Heritage Month in the City of Compton.

SECTION 2. That the City Council honors the many contributions of Muslim Americans to the United States and to communities throughout California and encourages residents to recognize and celebrate their rich history, heritage, and accomplishments.

SECTION 3. That the City Council encourages residents, schools, businesses, community organizations to observe Muslim American Heritage month through educational programs, community events and activities to promote understanding, respect, and appreciation of Muslim American history and culture.

SECTION 4. That a certified copy of this Resolution shall be filed in the offices of the City Clerk and City Manager.

ADOPTED this 14th day of July, 2026

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 hereof held on the 14th day of July, 2026.

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

JULY 14, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**FROM: JEROME GROOMES
INTERIM CITY MANAGER**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT
TO THE POSITION CLASSIFICATION PLAN BY ADDING THE
CLASSIFICATION OF PERMIT SERVICES SUPERVISOR**

SUMMARY

This resolution recommends the amendment to the Position Classification Plan by adding the classifications of Permit Services Supervisor.

BACKGROUND

On January 8, 2026, the City of Compton and representatives the American Federation of State, County, and Municipal Employees (AFSCME) Local 2325 met, conferred, and agreed to add the classification specifications of Permit Services Supervisor.

On February 19, 2026, the Personnel Board of the City of Compton approved the corresponding side letters per the meet and confer session.

§1103 of the City of Compton Charter authorizes the Personnel Board to recommend changes to the classification plan to the City of Compton Council for consideration.

STATEMENT OF ISSUE

The Permit Services Supervisor will be responsible for planning, assigning, and supervising the work of Permit Technicians at the public counter. In addition, they will ensure excellent customer service, resolve permit-related complaints, service as a technical resource, and perform complex duties as needed to support departmental operations.

The position mentioned reflect organizational additions within the Building & Safety Department, including departmental alignment, general purpose statements, supervision received and exercised, primary duties and responsibilities, and minimum qualifications, accurately defining the scope, authority, and functional expectations of the role.

FISCAL IMPACT

The salary range for the position of Permit Services Supervisor for the Building & Safety Department will be established at Range 161 for Fiscal Year 2026-2027.

RECOMMENDATION

It is recommended that the City Council approve and adopt the attached Resolution to amend the Position Classification Plan per the AFSCME Local 2325 meet and confer side letter.

**TAQUAN JONES
HUMAN RESOURCES DEPARTMENT**

APPROVED FOR FORWARDING:

**JEROME GROOMES
INTERIM CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO APPROVE AN AMENDMENT
TO THE POSITION CLASSIFICATION PLAN BY ADDING THE
CLASSIFICATION OF PERMIT SERVICES SUPERVISOR**

WHEREAS, on January 8, 2026, the City of Compton and representatives
the American Federation of State, County, and Municipal Employees
(AFSCME) Local 2325 met, conferred, and agreed to add the classification
specification of Permit Services Supervisor; and

WHEREAS, on February 19, 2026, the Personnel Board of the City of
Compton approved the corresponding side letter per the meet and confer
session; and

WHEREAS, §1103 of the City of Compton Charter authorizes the
Personnel Board to recommend changes to the classification plan to the
City of Compton Council for consideration; and

WHEREAS, the Permit Services Supervisor will be responsible for
planning, assigning, and supervising the work of Permit Technicians at the
public counter; in addition, they will ensure excellent customer service,
resolve permit-related complaints, service as a technical resource, and
perform complex duties as needed to support departmental operations; and

WHEREAS, the position mentioned reflect organizational additions
within the Building & Safety Department, including departmental alignment,
general purpose statements, supervision received and exercised, primary
duties and responsibilities, and minimum qualifications, accurately defining
the scope, authority, and functional expectations of the role; and

WHEREAS, the salary range for the position of Permit Services
Supervisor for the Building & Safety Department will be established at
Range 161 for Fiscal Year 2026-2027.

**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 approve
an amendment to the Position Classification Plan by adding the
classification of Permit Services Supervisor (Building & Safety), as
referenced to the corresponding meet & confer side letter.

SECTION 2. That the position of Permit Services Supervisor is budgeted at Range 161 for the Fiscal Year 2026-2027 budget of the Department of Building & Safety.

SECTION 3. That copies of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, Legal Division, and Human Resources Department.

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

ADOPTED this 14th day of July, 2026.

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 14th day of July, 2026.

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

PERSONNEL BOARD – CITY OF COMPTON
205 SOUTH WILLOWBROOK AVE., COMPTON, CA 90220
SPECIAL MEETING
FEBRUARY 19, 2026
5:30 P.M.

AGENDA

Officers, employees and others desiring to be heard on any of the matters shown on the agenda may address the Personnel Board after a completed "Request to Address the Personnel Board" form is submitted to the Clerk to the Personnel Board not less than five (5) minutes prior to the scheduled meeting time. A separate request form must be submitted for each agenda item. The request forms are available in the Human Resources Department and in the lobby area of the meeting room. If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the American with Disabilities Act ("ADA") please contact the Human Resources Office at (310) 605-5535 or email [**contactpersonnelboard@comptoncity.org**](mailto:contactpersonnelboard@comptoncity.org) prior to the meeting for assistance.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

UNFINISHED BUSINESS

NEW BUSINESS

A. Oral and Written Communications, Reports and Requests

A-1. Report of Temporary & Exempt Appointments as of February 12, 2026 (receive and file)

A-2. Overview of the City of Compton's Hiring & Examination Process (receive and file)

A-3. Approval of Personnel Board Meeting minutes for the following dates:

a. 01/15/2026

b. 04/04/2024

A-4. Request to approve the following Eligible List(s):

- a. Payroll Specialist – City Controller
Open-Competitive
- b. Workers' Compensation Claims Administrator – City Manager
Open-Competitive
- c. Maintenance Worker II – PW / Street Maintenance
Open-Competitive & Promotional
- d. Payroll Services Supervisor – City Controller
Open-Competitive & Promotional
- e. Public Information Specialist – City Manager
Open-Competitive
- f. Accountant II – City Controller
Open-Competitive & Promotional

A-5. Request to approve the following Temporary Appointments(s):

- a. Claims Examiner – City Manager
Effective 02/09/2026
- b. Facilities Maintenance Worker III – General Services
Effective 01/12/2026
- c. Custodian Foreman – General Services
Effective 01/01/2026
- d. Water Serviceworker III – Water
Effective 01/26/2026
- e. Associate Civil Engineer – PW / Engineering
Effective 02/23/2026
- f. Custodian – General Services
Effective 03/09/2026

A-6. Request to abolish the following Eligible List(s):

- a. Office Assistant III
- b. Purchasing Manager
- c. Director of General Services
- d. Parks Maintenance Worker I

B. Public Hearing – 5:35 PM

To consider the following request to exempt positions from the Classified Service for a period not to exceed (6) months:

- a. Business License Inspector – Community Improvement
Effective 01/07/2026
- b. Security Services Supervisor – Community Improvement
Effective 02/16/2026
- c. Project Manager – Grants Management
Effective 01/06/2026
- d. City Controller – City Controller
Effective 12/30/2025
- e. City Clerk Technician – City Clerk
Effective 12/10/2025
- f. Office Assistant II – City Clerk
Effective 12/08/2025

C. Public Hearing – 5:40 PM

The Personnel Board, pursuant to Sections 1010(c) and 1103 of the Compton City Charter, will hold a public hearing to consider the following proposed amendments to the Classification Plan.

- a. Public Safety Supervisor – Community Improvement
(Proposed amendment to Classification)

- b. Public Safety Director – Community Improvement
(Proposed amendment to Classification)
- c. Public Safety Deputy Director – Community Improvement
(Proposed amendment to Classification)
- d. Business License Inspector – Community Improvement
(Proposed amendment to Classification)
- e. Permit Services Supervisor – Building & Safety
(Proposed amendment to Classification)

AUDIENCE COMMENTS

PERSONNEL BOARD COMMENTS

ADJOURNMENT

The next regular meeting of the Personnel Board is scheduled for Thursday, March 19, 2026 at 5:30 p.m.

Posted: February 12, 2026

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 Personnel Board are available for public inspection in the Human Resources Department during regular business hours on February 12, 2026.



City of Compton		
PERMIT SERVICES SUPERVISOR		
Department: Building & Safety	Class Code:	
Proposed Date: July 2025	FLSA Status:	Non - Exempt
Personnel Board Approved:	Bargaining Unit: AFSCME 2325 - Supervisory	
Council Approved: Resolution No.		

GENERAL PURPOSE: Under direction of the Chief Building Official, the Permit Services Supervisor plans, assigns, and supervises the work of permit technicians at the public counter. The incumbent ensures excellent customer service, resolves permit-related complaints, serves as a technical resource, and performs complex permit technician duties as needed to support departmental operations.

SUPERVISION RECEIVED/EXERCISED: Reports to the Chief Building Official or their designee. Supervises Building and Permit Technicians and assigned administrative staff.

PRIMARY DUTIES AND RESPONSIBILITIES:

The following essential functions are those that are critical, integral, necessary, crucial, primary and fundamental to the job. Incumbents who possess the requisite skill, experience, education, and other job-related requirements of a position are expected to perform the essential functions of the job with or without a reasonable accommodation.

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

- Supervise daily activities of public counter permit technicians per the direction of the Chief Building Official.
- Monitor workflow, assign tasks, and ensure adequate coverage at the permit counter.
- Promote a high standard of customer service; resolve difficult and sensitive customer complaints or permit issues.
- Train, mentor, and evaluate permit staff; assist in hiring and disciplinary actions.
- Coordinate with the Building & Safety Department and other City departments to ensure efficient permit processing.
- Prepare performance metrics and reports; recommend improvements to processes and procedures.
- Maintain and update permit-related forms, checklists, and procedure manuals.
- Assist with implementation and staff training on permitting software updates and system changes.
- Provide information and technical assistance to customers, property owners, and staff regarding building permit processes, applications, and City procedures.
- Oversee and assist the public counter; accept and review permit applications and related documents for completeness and accuracy.
- Calculate and process fees; issue permits within authority.
- Enter, update, and retrieve data using the City's permitting software.
- Maintain organized files, maps, records, and logs; assist with inspection scheduling and requests.
- Ensure confidentiality of records and adherence to departmental security protocols.
- Stay current on applicable codes, policies, and industry best practices; attend workshops and training as needed.

City of Compton
PERMIT SERVICES SUPERVISOR

MINIMUM QUALIFICATIONS:

Education and Experience:

High School diploma or GED equivalent; four (4) years of increasingly responsible experience in building permit processing, including at least one (1) year in a lead or supervisory capacity.

Required Licenses or Certifications:

- ICC/ICBO Permit Technician Certification at time of appointment

Required Knowledge of:

- Knowledge of City policies, municipal codes, zoning and building ordinances, and permit processing regulations.
- Strong understanding of customer service principles and techniques.
- Skilled in interpreting and explaining technical codes and regulations to the public.
- Proficient in using permitting and customer service software systems.
- Effective communicator, both orally and in writing.
- Ability to supervise, train, evaluate, and motivate staff.
- Skilled in conflict resolution, public engagement, and time management.
- Ability to maintain composure in fast-paced, high-volume work environments.

Required Skill in:

- Planning, organizing, and supervising the daily activities of permit counter staff
- Providing exceptional customer service, including handling escalated complaints and resolving complex issues diplomatically
- Reviewing and processing permit applications with accuracy and attention to detail
- Training, coaching, and evaluating subordinate staff
- Using permitting software systems and standard office applications (e.g., Microsoft Office Suite)
- Interpreting and applying municipal codes, ordinances, and building regulations
- Communicating clearly and effectively, both orally and in writing
- Maintaining accurate records, logs, and files in both physical and digital formats
- Managing multiple priorities and meeting deadlines in a fast-paced environment
- Establishing and maintaining cooperative working relationships with City staff, developers, contractors, and the public

Physical Demands / Work Environment:

- Work is primarily performed in a standard office environment.
- Work may involve exposure to wet surfaces, occasional loud noise and dust.
- Work requires light lifting, carrying.
- Moderate finger dexterity and near vision is required.

MEET AND CONFER
CITY OF COMPTON
AND
AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES
(AFSCME LOCAL 2325)

On December 18, 2024, the City of Compton (City) and AFSCME Local 2325 (the Union) met and agreed to the creation of the Permit Services Supervisor job specifications. Both parties agreed to the below outlined job specifications:

GENERAL PURPOSE:

New Position Creation:

The City and the Union acknowledge the establishment of the Permit Services Supervisor position within the Building & Safety Department.

SUPERVISION RECEIVED/EXERCISED:

New Position Creation:

The Permit Services Supervisor reports to the Chief Building Official and directly supervises Building and Permit Technicians and assigned administrative staff.

PRIMARY DUTIES AND RESPONSIBILITIES:

New Position Creation:

The Permit Services Supervisor is responsible for planning, assigning, and supervising the work of permit technicians at the public counter. In addition, the incumbent ensures excellent customer service, resolves permit-related complaints, services as a technical resource, and performs complex permit technician duties as needed to support departmental operations.

MINIMUM QUALIFICATIONS, Education and Experience, Required Licenses or Certifications:

New Position Creation:

- High School diploma or GED equivalent
- Four (4) years of increasingly responsible experience in building permit processing, including at least one (1) year in a lead or supervisory capacity
- Possession of a valid California Class C Driver's License
- ICC/ICBO Permit Technician Certification at time of appointment

SALARY RANGE:

New Position Creation:

The agreed salary range for the **Permit Services Supervisor** position is **156**.

The City and the Union hereby agree to the above specifications for the **Permit Services Supervisor** job classification:

CITY:

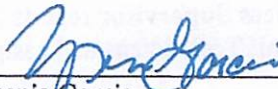

Jerome Groomes
City Manager

Date: 6/3/26

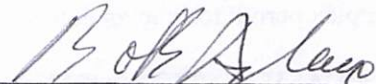
UNION:


Enrique Benitez
AFSCME 2325 President

Date: 6/3/26


Yesenia Garcia
AFSCME 2325 Vice-President

Date: 6-3-26


Bob Adams
AFSCME 2325 Business Agent

This agreement by the parties is subject to City Council's approval

DATE: July 7, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: A RESOLUTION OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,327 AND AUTHORIZING THE CITY MANAGER TAKE ACTION REGARDING CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON DECLARED SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

SUMMARY

Staff respectfully requests that the City Council adopt the attached resolution Rescinding Resolution No. 26,327 and authorizing the City Manager to take action on certain Successor Agency-owned properties declared as surplus land.

BACKGROUND

The City of Compton ("City") owns real property consisting of approximately 1.63 acres, located in the City of Compton (APN's 6166-022-900, 6164-008-901, 6164-008-902, 6164-008-903, 6164-008-904 and 6164-008-905) and the Successor Agency to the Former Compton Redevelopment Agency ("SA") owns real property consisting of approximately 3.9 acres, located in the City of Compton (APN's 6166-022-901, 6166-022-902, 6166-022-903, 6166-022-904, 6166-022-905, 6166-023-900, 6166-023-902, 6166-023-903, 6166-023-904, 6166-023-905, 6138-004-900, 6138-004-901, 6138-004-902, 6138-004-903 and 6138-004-904) ("Properties"). The City wishes to pursue the potential sale of the Properties; therefore, it must now comply with the Surplus Land Act (as amended by AB 1486) and has hired Kosmont Companies to assist in that process.

In addition, the City Council previously adopted Resolution No. 26,327 on October 28, 2025, which addressed the surplus land designation for this group of parcels. However, updates and corrections are required. Therefore, staff recommends rescinding Resolution No. 26,327 and adopting the updated resolution attached hereto, while maintaining all prior procedural findings and statutory references.

On October 9, 2019, Governor Newsom signed Assembly Bill ("AB") 1486. AB 1486, which amended the Surplus Land Act ("SLA"), effective January 1, 2020, changed the existing, long-standing definition of "surplus land"; providing that land no longer necessary for a local agency's use shall be declared either "surplus land" or "exempt surplus land" before taking any action to sell or lease land. To that end, AB 1486 also added a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development," or "property disposed of for

Staff Report – Resolution Authorizing the declaration of Surplus Land

July 7, 2026, Page 2

the sole purpose of investment or generation or revenue.” AB 1486 further prohibits the City/SA from negotiation of any disposition of the Property prior to compliance with the procedural requirements of the SLA.

APN	Owner	Address	Zoning	AC
501-601 E. Compton Blvd				
6166-023-900	COMMUNITY REDEVELOPMENT AGENCY	112 N WILLOW AVE	CL- Limited Commercial	0.20
6166-023-902	COMMUNITY REDEVELOPMENT AGENCY	607 W COMPTON BLVD	CL- Limited Commercial	0.13
6166-023-903	COMMUNITY REDEVELOPMENT AGCY OF	107 N SANTA FE AVE	CL- Limited Commercial	0.47
6166-023-904	COMMUNITY REDEVELOPMENT AGENCY	625 E COMPTON BLVD	CL- Limited Commercial	0.22
6166-023-905	COMMUNITY REDEVELOPMENT AGENCY	601 W COMPTON BLVD	CL- Limited Commercial	0.24
6166-022-900	COMPTON CITY	515 E COMPTON BLVD	CL- Limited Commercial	0.32
6166-022-901	COMMUNITY REDEVELOPMENT AGENCY	501 E COMPTON BLVD	CL- Limited Commercial	0.15
6166-022-902	COMMUNITY REDEVELOPMENT AGENCY	517 E COMPTON BLVD	CL- Limited Commercial	0.05
6166-022-903	COMMUNITY REDEVELOPMENT AGENCY	535 E COMPTON BLVD	CL- Limited Commercial	0.14
6166-022-904	COMMUNITY REDEVELOPMENT AGENCY	545 E COMPTON BLVD	CL- Limited Commercial	0.11
6166-022-905	COMMUNITY REDEVELOPMENT AGENCY		CL- Limited Commercial	0.21
2000 W. Compton Blvd				
6138-004-900	SUCCESSOR AGENCY TO COMMUNITY	2008 W COMPTON BLVD	CL- Limited Commercial	0.49
6138-004-901	SUCCESSOR AGENCY TO COMMUNITY		CL- Limited Commercial	1.04
6138-004-902	SUCCESSOR AGENCY TO COMMUNITY	2012 W COMPTON BLVD	CL- Limited Commercial	0.17
6138-004-903	SUCCESSOR AGENCY TO COMMUNITY	2024 W COMPTON BLVD	CL- Limited Commercial	0.23
6138-004-904	SUCCESSOR AGENCY TO COMMUNITY	2000 W COMPTON BLVD	CL- Limited Commercial	0.08
1117 S. Long Beach				
6164-008-901	COMPTON CITY	1215 S LONG BEACH BLVD	CL- Limited Commercial	0.26
6164-008-902	COMPTON CITY		CL- Limited Commercial	0.12
6164-008-903	COMPTON CITY		CL- Limited Commercial	0.13
6164-008-904	COMPTON CITY	1117 S LONG BEACH BLVD	CL- Limited Commercial	0.49

6164-008-905	COMPTON CITY		CL- Limited Commercial	0.31
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STATEMENT OF THE ISSUE

As indicated above, the SLA, Government Code sections 54220 et seq., requires that public agencies first declare land "surplus land" or "exempt surplus land" before it can negotiate any disposition of the land, either for sale or for lease.

Pursuant to the SLA, City/SA staff must send a written notice of availability ("NOA") of the surplus Property by electronic mail or by certified mail to all of the entities identified in Government Code section 54222, which include local public entities, housing sponsors that have notified the California Department of Housing and Community Development ("HCD") of their interest in surplus land for the purpose of developing low- and moderate-income housing, regional park authority and the State Resources Agency for open-space purposes, and local school districts for the purpose of school facilities or use. If the Property is within an infill opportunity zone or covered by a transit village plan, the NOA must also be sent to the City, or housing authority operating within the City.

If one of the entities/agencies receiving the NOA desires to purchase or lease the Properties, it must notify the City/SA of its interest to do so in writing within 60 days after the issuance of the NOA. After this 60-day noticing period, the City/SA is required to negotiate price and terms for the disposition with any responding entity(ies)/agency(ies) for a period of 90 days. Finally, in the event that no agreement is reached between the City/SA and any interested entity(ies)/agency(ies) after a good faith negotiation period of 90 days, the land may be disposed of without further regard to the Surplus Land Act subsequent to the receipt of a compliance letter from HCD.

Staff has determined that there is no further governmental use for the Properties and is recommending that the City Council declare the Properties as "surplus land" and complete the surplus property disposition process in accordance with the SLA.

ALTERNATIVE

No other alternative is being proposed

FISCAL IMPACT

Direct costs for undergoing the sale of the Properties involve an appraisal(s) and traditional real estate broker services, which will be offset by any proceeds received from the sale of the Properties. The exact final costs for these services is not known given the complexity and unknown factors that can occur when negotiating under the SLA process.

RECOMMENDATION

Staff recommends the City Council adopt the attached resolution rescinding Resolution No. 26,327 and authorizing the City Manager to take action regarding the above-referenced City and Successor Agency-owned properties as surplus land.

**CECIL FLOURNOY, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**JERRY GROOMES
ACTING CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF COMPTON RESCINDING RESOLUTION NO. 26,327 AND AUTHORIZING THE CITY MANAGER TAKE ACTION REGARDING CERTAIN PROPERTIES LOCATED WITHIN THE CITY OF COMPTON DECLARED SURPLUS LAND PURSUANT TO THE SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)

WHEREAS, the City of Compton owns certain real property consisting of approximately 1.63 acres located in the City of Compton (APN's 6166-022-900, 6164-008-901, 6164-008-902, 6164-008-903, 6164-008-904 and 6164-008-905) ("Properties"); and

WHEREAS, on October 9, 2019, Governor Newsom signed Assembly Bill ("AB") 1486. AB 1486 significantly amended the Surplus Land Act effective January 1, 2020. These amendments included, among others, changing the previous, long-standing definitions of "surplus land" and "exempt surplus land"; providing that property shall be declared either "surplus land" or "exempt surplus land" before a local agency may take any action to dispose of it; and adding a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development" or "property disposed of for the sole purpose of investment or generation or revenue"; and

WHEREAS, the City Council previously adopted **Resolution No. 26,327**, relating to the same subject matter; and

WHEREAS, the City Council now finds it necessary and appropriate to **rescind Resolution No. 26,327 in its entirety** and replace it with this updated resolution to identify applicable parcels and procedural findings correctly; and

WHEREAS, the Properties would fall within the definition of "surplus land" pursuant to Government Code section 54221, as amended by AB 1486; and

WHEREAS, in order to pursue new uses for the Properties, including the possible disposition through a sale or lease of the Properties, the City must now comply with the Surplus Land Act as amended by AB 1486 ("SLA"); and

WHEREAS, pursuant to the SLA, City staff will send a written notice of availability of the Properties by electronic mail or by certified mail to all of the entities identified in Government Code section 54222; and

WHEREAS, subject to Government Code section 54227, if one of the entities/agencies desires to purchase or lease the Properties after having received notice, it must indicate its interest to do so in writing within 60 days of the date of the City's notice, and the City and the entity/agency so responding to the notice may negotiate price and terms for the disposition of the Properties; and

WHEREAS, pursuant to Government Code 54223, in the event no agreement is reached between the city and any interested entity/agency after a good faith negotiation period of 90 days, the Properties may be disposed of without further regard to the SLA.

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

SECTION 1. That the City Council declares the referenced parcels as Surplus Land and directs the City Manager to take appropriate action to comply with the SLA.

SECTION 2. Resolution No. 26,327 is hereby rescinded in its entirety.

SECTION 3. For purposes of compliance with the SLA, (APN's: 6166-022-900, 6164-008-901, 6164-008-902, 6164-008-903, 6164-008-904 and 6164-008-905) in the CITY OF COMPTON, are hereby declared surplus land.

SECTION 4. The City Manager, or his designee, is directed to proceed with the notification and negotiation requirements of the SLA, as amended, to facilitate the possible disposition and reuse of the Properties.

SECTION 5. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Controller, and City Attorney.

SECTION 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 7th day of July, 2026.

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 Council signed by the Mayor, and attested by the City Clerk to the Council at the regular meeting thereof held on the 7th day of July, 2026.

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

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN
SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF COMPTON
AND
KOSMONT REALTY**

This **AGREEMENT** is entered into by and between the **SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON**, a distinct and separate legal entity from the City of Compton created pursuant to the laws of the State of California (hereinafter referred to as "**SUCCESSOR AGENCY**") located at 205 South Willowbrook Avenue, Compton, California 90220 and Kosmont Real Estate Services, dba **KOSMONT REALTY** hereinafter referred to as "**CONTRACTOR**") located at 2301 Rosecrans Ave., Ste 4140 El Segundo, CA 90245 (each a "Party" and collectively, the "Parties").

RECITALS

A. Successor Agency is a distinct and separate legal entity from the City of Compton created pursuant to the laws of the State of California with the power to carry on its business as it is now being conducted under the statutes of the State of California.

B. Contractor is a corporation duly organized and in good standing in the State of California. Contractor represents that it is duly licensed by the State of California and has the background, knowledge, experience and expertise to perform the obligations set forth in this Contract.

C. Successor Agency and Contractor enter into this Contract for the purpose of retaining Kosmont Realty (Contractor) to perform that specified work (pre-disposition real estate advisory and Surplus Land Act ("SLA") pre-disposition real estate advisory/ due diligence services on properties owned by the Successor Agency) ("Projects"/"Sites").

D. Authorization to enter into this Contract is pursuant to Resolution No. **26,100**, adopted by the City Council of the City of Compton on **July 23, 2024**.

NOW, THEREFORE, the Parties, for the consideration, terms and conditions herein described, mutually agree as follows:

1. Scope of Work to be Performed by Contractor. Contractor shall perform, in a professional manner, everything required to be performed, shall provide and furnish all the labor, materials, necessary tools, expendable equipment and all utility and transportation work for pre-disposition real estate advisory and Surplus Land Act ("SLA") pre-disposition real estate advisory/ due diligence services on the following Successor Agency-owned properties {SEE ATTACHMENT}:

Address	APN Numbers
• 2000 W. Compton Blvd	6138-004-900, -901, -902, -903, -904
• 501-601 E Compton Blvd	6166-023-900, -901, -902, -903, -904; 6166-022-900, -901, -902, -903, -904, -905
• 1117 S Long Beach	6164-088-901, -902, -903, -904, -905

More specifically, Contractor shall comply with, provide and perform that work specified within Contractor's "**Proposals**" dated March 24, 2025 which are attached hereto and incorporated herein.

Contractor will be responsible for the professional quality, technical accuracy and coordination of the work. Contractor will, without additional compensation, correct or revise any errors or deficiencies in the work. Contractor agrees to perform all the said work and furnish all the said materials at its own cost

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and expense, as are necessary to complete in a good worker-like and substantial manner and to the satisfaction of the Successor Agency.

Contractor shall bear all costs associated with this work, including, but not limited to, all professional, technical, clerical work, materials, tools, equipment, transportation, telephone, etc. (except for those items that go beyond the scope of work specified above or that the Successor Agency expressly agrees to provide or perform), used by Contractor in connection with this work.

Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project, and shall give all notices and comply with all applicable laws and lawful orders of any governmental authorities (including, without limitation, those laws, ordinances, rules, regulations and lawful orders relating to safety, prevailing wage, Hazardous Substances, and equal employment opportunities); pay all local, state and federal taxes; and pay all benefits, insurance, taxes and contributions for Social Security and Unemployment Insurance which are measured by wages, salaries or other remuneration paid to Contractor's employees. Contractor shall be liable for all violations of such laws and regulations in connection with the Contractor's obligations on this Project. If Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to the Successor Agency, Contractor shall be solely responsible for all costs arising therefrom. Successor Agency is a public entity of the State of California subject to certain provisions of the Health & Safety Code, Government Code, Public Contract Code and Labor Code of the State. It is stipulated and agreed that all provisions of the law applicable to the public contracts of a Successor Agency are a part of this Contract to the same extent as though set forth herein and will be complied with. Contractor shall defend, indemnify and hold Successor Agency, its officials, directors, officers, employees and agents (hereinafter "Successor Agency") free and harmless, pursuant to the indemnification provisions of this Contract, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

2. Key Personnel.

2.1 Contractor's Representative. Contractor hereby designates **Larry J. Kosmont, CRE** who shall be deemed to be Contractor's agent charged with administering this Contract and with express authority to bind Contractor with respect to all matters requiring Contractor's approval or authorization.

2.2 Successor Agency's Representative. Successor Agency hereby designates **Cecil Flournoy, Community Development Director** or his authorized designee as Successor Agency's Representative for this Project.

3. Compensation. The method of payment for this Contract shall be based on an agreed compensation in the amount of **\$35,000.00**. The maximum compensation for this contract shall not exceed **\$50,000.00**.

The fees charged by the Contractor shall include compensation for all work and labor, including travel, materials, supplies, vendor work, expenses and subcontracted work. Any changes in the general scope of the work or a particular task, whether initiated by Successor Agency or Contractor, must be made in writing and accepted by the Parties. If the Parties believe that an adjustment to compensation or any scheduled completion dates is justified as a result of a significant change, the Parties will negotiate in good faith and agree to an adjustment to the work. Each adjustment to the work or an assigned task shall detail the agreed changes to the applicable work/task, responsibility, duty, pricing, time line or other matters. The contract/task adjustment will become effective upon the execution of a Change Order by both Parties, and shall be made part of this Contract and the applicable agreed work adjustment. Contractor shall not incur any costs or modify its performance of the work based on the modifications set forth in a Change Order unless and until such Change Order is executed the Parties. Should any contract/task adjustments result in exceeding the maximum compensation authorized, as specified in this section, below, authorization of the Successor Agency's legislative body may be required.

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Contractor's invoice(s) shall be delivered or mailed to the **Director of Community Development Department** at the following address: **Successor Agency 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 work performed to the effective date of termination, including any non-cancellable obligations incurred prior to termination; provided, however, that the Successor Agency may condition payment of such compensation upon the Contractor's delivery to the Successor Agency of any and all Successor Agency property, documents, reports, records and materials associated with the performance of this Contract. If the Contract is terminated, in no event shall the amount(s) paid Contractor exceed the total agreed payable compensation of **Task 1 through 4 is estimated at \$35,000 for professional services (hourly) fees at consultants billing rates shown in Attachment A.**

4. Commencement of Work. Time is of the essence with respect to all time limits set forth in this Contract.

4.1 Scheduled and Required Data. Consultant is prepared to commence work upon receipt of executed Agreement. Client will provide KR with existing Properties data including appraisals, market data, and/or other relevant data deemed appropriate by KR

.a Notwithstanding any other provisions of this Contract, Contractor shall not be obligated to perform any work and the Successor Agency shall not be obligated to accept or pay for any work performed by the Contractor prior to issuance of a Notice to Proceed. The Successor Agency's knowledge of work being performed prior to issuance of the Notice to Proceed shall not obligate the Successor Agency to accept or pay for such work. Contractor shall provide all required contract bonds and evidences of insurance prior to commencing work pursuant to this Contract.

4.2 Supervision of Work. Contractor shall supervise and direct the work, using Contractor's best skill and attention. Contractor shall be solely responsible for and have control over all services means, methods, techniques, sequences and procedures and for coordinating all portions of the work. Contractor's work, and the result thereof, will be performed with and be the product of a high degree of professional skill and expertise.

5. Indemnity. Contractor shall indemnify and save harmless the Successor Agency, its officials, officers, employees, agents and volunteers (collectively hereafter the "Successor Agency") 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 Successor Agency and shall defend, indemnify and save the Successor Agency from any and all liability or expense, including reasonable defense costs and legal fees, and claims, demands, suits, actions or proceedings of any kind or nature, including Worker's Compensation claims, of or by anyone whomsoever in any way resulting from or arising out of the negligent or intentional acts or omissions of the Contractor in the performance of this Contract, including operations of subcontractors and acts or omissions of employers or agents of the Contractor or its subcontractors.

This indemnification and hold harmless obligation does not extend to claims arising out of the sole negligence or willful misconduct of the Successor Agency.

6. Insurance.

6.1 Insurance Requirements. The Contractor shall not commence work under this Contract until it has provided evidence satisfactory to the Successor Agency that it has secured all insurance coverage required under this section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until such subcontractor(s) has secured all insurance required under this Section 6.

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As a condition precedent to the effectiveness of this Contract for work to be performed hereunder and without limiting the Contractor's indemnification of the Successor Agency, Contractor will maintain the types of coverage's and minimum limits indicated below, unless the Successor Agency Executive Director, in consultation with the Successor Agency General Counsel approves a lower amount. Successor Agency, its officers, agents, volunteers and employees make no representation that the limits of the insurance specified to be carried by Contractor pursuant to this Contract 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 insurance. ***Failure on the part of the Contractor to procure or maintain insurance shall constitute a material breach upon which the Successor Agency may immediately terminate this Contract.*** Contractor agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to the Successor Agency.

6.2 Minimum Scope of Insurance. Contractor shall procure and maintain, at its own costs and expense, any additional kinds and amounts of insurance that, in its own judgment, may be necessary for its proper protection of the work. All insurance required hereunder shall be primary with respect to any insurance maintained by the Successor Agency and shall not call on the Successor Agency's program for contributions. Program(s) of insurance shall include:

.a Commercial General Liability. Contractor shall provide and maintain at its own expense during the term of this Contract a policy of Commercial General Liability Insurance, inclusive of personal injury liability and broad form property damage coverage, in an amount not less than **One Million Dollars (\$1,000,000.00)** per occurrence. The coverage shall be written on an occurrence basis. Claims made coverage is not acceptable.

.b Workers' Compensation Insurance and Employer's Liability. Contractor shall provide and maintain at its own expense during the term of this Contract a policy of Workers' Compensation limits as required by the California Labor Code and Employer's Liability limits of **One Million Dollars (\$1,000,000)** per accident for bodily injury and which specifically covers all persons providing work by or on behalf of the Contractor and all risks to such persons under the Contract. Workers' Compensation and Employer's Liability insurance will not be required if Contractor has no employees and provides, to Successor Agency's satisfaction, a declaration stating this.

.c Automobile Liability. Automobile Liability Insurance with coverage with minimum limits of **One Million Dollars (\$1,000,000.00)** each accident. If Contractor does not own any company vehicles, the requirement may be satisfied by providing (a) a Personal Automobile Liability policy for the Contractor's own vehicle (as specified in the following paragraph); and (b) a non-owned auto endorsement to the Commercial General Liability policy if Contractor may use vehicles of others (e.g., vehicles of employees). Independent Contractors may not be able to purchase a Business Automobile policy and consideration may be given to accepting a Personal Automobile Liability policy. Requirements should stipulate "Automobile Liability Insurance with a limit of not less than \$1,000,000 each accident."

6.3 Endorsements. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the Successor Agency for approval.

.a The policy or policies of insurance required by Section 6.2.a (Commercial General Liability) shall be endorsed to provide the following:

(1) Additional Insured: The Successor Agency, its officials, officers, employees, agents, and volunteers shall be named as "additional insured" with regard to liability and defense of suits or claims arising out of the performance of the Contract.

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(2) Additional Insured Endorsements shall not (a) be restricted to "ongoing operations"; (b) exclude "contractual liability"; (c) restrict coverage to "sole" liability of Contractor; or (d) contain any other exclusions contrary to the Contract.

(3) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the Successor Agency, except ten (10) days written notice shall be provided for non-payment of premium.

.b The policy or policies of insurance required by Section 6.2.b (Workers' Compensation) shall be endorsed to provide the following:

(1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the indemnified Parties.

(2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the Successor Agency, except ten (10) days written notice shall be provided for non-payment of premium.

.c The policy or policies of insurance required by Section 6.2.c (Automobile Liability) shall be endorsed to provide the following:

(1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the Successor Agency, except ten (10) days written notice shall be provided for non-payment of premium.

.d The policy or policies of insurance required by Section 6.2.d (Contractor's Pollution Liability) shall be endorsed to provide the following:

(1) Non-owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

(2) For projects involving transportation of hazardous waste/materials, include coverage for loading/unloading from the project site to final disposal locations, and all disposal locations shall be scheduled as non-owned disposal sites.

(3) If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Contract and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Contract.

6.4 Waiver of Subrogation. Required insurance coverages shall not prohibit Contractor from waiving the right of subrogation prior to a loss. Contractor shall waive all subrogation rights against the indemnified Parties. Policies shall contain or be endorsed to contain such provisions.

6.5 Deductible. Any deductible or self-insured retention must be approved in writing by the Successor Agency and shall protect the indemnified Parties in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

6.6 Evidence of Insurance. *The Contractor, concurrently with the execution of the Contract, and as a condition precedent to the effectiveness thereof, shall deliver certified copies of the required policies on forms approved by the Successor Agency.* The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of

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insurance showing that such insurance coverage has been renewed or extended shall be filed with the Successor Agency. If such coverage is cancelled or reduced, Contractor shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the Successor Agency evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

6.7 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

6.8 Insurance for Subcontractors. All subcontractors shall be included as additional insureds under the Contractor's policies, or the Contractor shall be responsible for causing subcontractors to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the Successor Agency as an *"additional insured"* to the subcontractor's policies.

7. Safety.

7.1 Contractor shall have overall responsibility for safety precautions and programs in the performance of the work.

7.2 Contractor shall seek to avoid injury, loss or damage to persons or property by taking reasonable steps to protect:

.a Employees and all other persons at the location(s) where work is rendered ("Site(s)");

.b Materials and equipment stored on the Site(s) or off the Site(s) at locations for use in performance of the work; and

.c The assigned project Site(s) and all property located at the Site(s), whether or not said property or structures are part of the project or involved in the work.

7.3 Contractor shall designate an individual at the Site(s) of the assigned project in the employ of Contractor who shall act as Contractor's designated safety representative with a duty to prevent accidents.

7.4 Losses not insured under property insurance which may arise from the performance of the work, to the extent of the negligence attributed to such acts or omissions of Contractor or anyone for whose acts Contractor may be liable, shall be promptly remedied by Contractor at Contractor's cost and without reimbursement by Successor Agency as a cost of work, or in any other manner.

7.5 If Successor Agency deems any part of the work or Site unsafe, Successor Agency may require Contractor, without assuming responsibility for Contractor's safety program, to immediately stop performance of the work or take corrective measures. Neither Successor Agency's order nor Contractor's action in response thereto shall be the basis for adjustment in the contract price or contract time.

8. Successors and Assigns. Successor Agency and the Contractor each binds themselves, their partners, successors, assigns and legal representatives to the other Party hereto and to partners, successors, assigns and legal representatives of such other Party in respect to all covenants, contracts and obligations contained in the Contract. Neither Party to the Contract shall assign the Contract or sublet it in whole or part without the written consent of the other, nor shall the Contractor assign any monies due or to become due to it hereunder, without the previous written consent of the Successor Agency. Any attempted assignment of this Contract without the written consent of both Parties is void.

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9. Warranties. The Contractor guarantees work performed at the location from defective workmanship for a period of one (1) year following completion of the project.

If within one (1) year after the date of completion of the Contract, any of the work is found to be defective or not in accordance with the Contract, the Contractor shall correct it promptly after receipt of a written notice from the Successor Agency to do so, at the Contractor's expense. This obligation shall survive termination of the Contract. The Successor Agency shall give notice promptly after discovery of the condition.

10. Termination. Notwithstanding any other provisions of this Contract, this Contract may be terminated as follows:

10.1 If the Contractor becomes insolvent; that is, it has ceased to pay its debts in the ordinary course of business or cannot pay its debts as they become due, whether or not it has committed an act of bankruptcy, and whether or not insolvent within the meaning of the federal Bankruptcy law, then, the Successor Agency may, without prejudice to any other right or remedy and after giving the Contractor three (3) days written notice, terminate this Contract.

10.2 If the Contractor persistently or repeatedly refuses or fails, except in cases for which extensions of time are provided, to supply enough properly skilled workers, property or material, or if it fails to make prompt payment to subcontractors or for materials or labor, or it persistently disregards laws, ordinances, rules, regulations or orders of any public authority having jurisdiction, then, the Successor Agency may, without prejudice to any other right or remedy and after giving the Contractor three (3) days written notice, terminate this Contract.

10.3 If either Party fails to perform or breaches any material obligation under this Contract, then, the non-breaching Party may, without prejudice to any other right or remedy and after giving the three (3) days written notice, terminate this Contract.

If the Successor Agency gives notice of termination, Contractor shall cease immediately all work in progress unless otherwise directed in writing by the Successor Agency. Upon termination Contractor shall furnish to the Successor Agency a final invoice for work performed to the date of the termination.

11. Ownership of Documents/Property. All electronic and hardcopy data, reports, documents, records, plans, discs, diskettes or other materials ("Documents") prepared, developed or discovered by or provided to Contractor during the course of providing work pursuant to this Contract and equipment/property installed shall be the property of the Successor Agency, whether or not the work is completed.

12. 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 any of Contractor's subcontractors), 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, Successor Agency shall have the right to terminate this Contract upon any event that renders performance impossible. In such case, Successor Agency shall be responsible for payment of all expenses incurred to the point at which this Contract is terminated.

13. Notice. All notices, demands or requests to be given under this Contract shall be given in writing and conclusively shall be deemed received when: (a) delivered personally or via reputable delivery service (e.g. FedEx, etc.) or (b) on the fifth (5th) calendar day after the deposit thereof in the

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United States mail, postage prepaid and addressed as hereinafter provided, or (c) one business day after sent by facsimile transmission.

To Contractor:

**(KOSMONT REALTY)
Attn: Larry J. Kosmont, CRE
1601 N. Sepulveda Blvd., #382
Manhattan Beach, CA 90266
(424) 297-1076**

To Successor Agency:

**Successor Agency of the City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Director, Cecil Flournoy
(310) 605- 5509
(310) 605-5598– fax.**

With copy to:

**Successor Agency of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Executive Director, Willie A. Hopkins Jr.**

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.

14. Contractor's Books and Records. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to the work, work expenditures and disbursement charges to the Successor Agency for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

Contractor shall maintain all documents and records which demonstrate performance under this Contract for the period and to the extent required by laws relating to audits of public agencies and their expenditures.

Any records or documents required to be maintained pursuant to this Contract shall be made available for inspection or audit, at any time during regular business hours, upon written request by the Successor Agency or a designated representative. Copies of such documents shall be provided to the Successor Agency, at its expenses, for inspection when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Contractor's address indicated for receipt of notices in this Contract.

15. Examination and Audit. This Contract shall be subject to examination and audit of the Successor Agency, State Auditor of the State of California and/or any duly authorized representative of the federal government, at the request of the Successor Agency, or as part of any audit of the Successor Agency, for a period of three (3) years, or longer if required by law, after final payment under this Contract.

16. Waivers. The waiver by either Party of any breach or violation of any term, covenant, or condition of this Contract 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 Contract 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 Contract or any applicable law.

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17. Entire Contract/Amendments. This Contract, together with any other written document referred to or contemplated by it embody the entire Contract and understanding between the Parties relating to the subject matter of it. The Successor Agency Manager is authorized, in consultation with the Successor Agency Attorney, to agree to non-material amendments to this Contract. Neither this Contract nor any of its provisions may be amended, modified, waived or discharged except in a writing signed by both Parties.

18. General Provisions.

18.1 Governing Law and Severability. This Contract shall be governed by and construed under the laws of the State of California. In the event of litigation between the Parties, venue in state trial courts shall lie exclusively in the County of Los Angeles.

Should any part of this Contract be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of either Party to enter into or carry out, such decision shall not affect the validity of the remainder of this Contract, which shall continue in full force and effect, provided that the remainder of this Contract, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the Parties.

18.2 Federal and State Withholding Taxes. Contractor shall be responsible for paying when due all federal and state income withholding taxes for all earning under this Contract. Contractor agrees to indemnify Successor Agency for any claims, costs, losses, fees, penalties, interest, or damages suffered by Successor Agency resulting from Contractor's failure to comply with this provision. Contractor shall be responsible for paying all federal and state income withholding taxes for all earning under this Contract.

18.3 Independent Contractor. 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 Successor Agency of Compton, and is not authorized to act on behalf of the Successor Agency. Neither the Successor Agency 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 Successor Agency. Contractor shall obtain no rights to retirement, health care or any other benefit that accrue to Successor Agency officials, officers, or employees. Contractor expressly waives any claim to such rights. Contractor will not be eligible for any employee benefits, nor will Successor Agency 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.

18.4 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 Contract, and that Contractor 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 Contract. For breach or violation of this warranty, Successor Agency will have the right to terminate this Contract for nonperformance, or, in its discretion, to deduct from the Contract price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

18.5 Prohibition Against Employment Discrimination. During the performance of this Contract, the Contractor will not discriminate against any employee or applicant for employment because

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(Real Estate Advisory) Successor Agency-owned Properties
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of race, color, gender, marital status, ethnicity, religion, age or medical condition as set forth in the California Labor Code Section 177.6, Government Code, Title VII of the Civil Rights Act and the Civil Rights Act of 1991 and any amendments to the above. Such action 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 and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor; state that all qualified applicants will receive consideration for employment without regard to race, color, gender, marital status, ethnicity, religion, age or medical condition.

In the event of the Contractor's noncompliance with the nondiscrimination clauses of this Contract or with any of such rules, regulations or orders, this Contract may be canceled, terminated or suspended in whole or part and the Contractor may be declared ineligible for further Government contracts and such other sanctions may be imposed and remedies invoked as provided by law.

18.6 Prevailing Wage Requirements. Contractor's duty to pay State prevailing wages can be found under California Labor Code Section 1770 et seq. and the penalties for failure to pay prevailing wages and employ apprentices including forfeitures and debarment can be found in California Labor Code Sections 1775 and 1777.7, as such wage rates are amended from time to time. It is the Contractor's responsibility to ensure payment of prevailing wages and inform all subcontractors that prevailing wage requirements apply to this Project from commencement of the Contract through completion of the work.

18.7 Employment Eligibility. Contractor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to the Immigration Reform and Control Act of 1986, as may be amended from time to time. Contractor also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Contract, and shall not violate any such law at any time during the term of this Contract. To the same extent and under the same conditions as Contractor, Contractor shall require all of its subcontractors performing any work relating to this Project or this Contract to make the verifications and comply with all requirements and restrictions provided herein. The Successor Agency shall not be responsible for any costs or expenses related to Contractor's compliance with the requirements provided for in this section. Should Contractor employ undocumented aliens for the performance of work covered by this Contract, and should any liability or sanctions be imposed against the Successor Agency for such use of undocumented aliens, Contractor hereby agrees to and shall reimburse Successor Agency for the cost of all liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by Successor Agency.

18.8 Licenses. Contractor verifies that it possesses all required **"Class"** Contractor's License(s) adequate to perform the work herein described and that all subcontractors of Contractor have equivalent licenses for their specific trades. Contractor further verifies that it and its subcontractors are registered with the California Department of Industrial Relations ("DIR") to perform public work under the Labor Code, if applicable to the work.

18.9 Permits. Contractor understands and assumes all risk and sole responsibility, without any adjustment to the Contract Price or Contract Time, for obtaining all permits, licenses and approvals that may be necessary for the Project to be completely performed and ready for acceptance or occupancy by Successor Agency.

Prior to or at the time of execution of this Contract, the Contractor, and all Contractor's subcontractors, shall purchase a business license permit in conformance with *Section 9-1.2* of the *Compton Municipal Code* and obtain applicable no-fee construction permits.

**Professional Services Agreement – (Kosmont Realty)
(Real Estate Advisory) Successor Agency-owned Properties
Resolution No. _____/Successor Agency**

19. Miscellaneous. Contractor and Successor Agency acknowledge that the terms of this Contract have been mutually negotiated and that such documents shall not be interpreted against either Successor Agency or Contractor on the basis that either Party was responsible for or in control of the drafting of such documents.

Should either Party hereto, or any representative, successor or assign of either Party hereto, resort to litigation to enforce the provisions of this Contract, 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, Contractor has executed this Contract, and the Successor Agency, by its Successor Agency Executive Director, who is authorized to do so, has executed this Contract.

(KOSMONT REALTY)

Dated: 8/7/2025

DocuSigned by:
Larry Kosmont
Attn: Larry J. Kosmont, CRE

**SUCCESSOR AGENCY TO THE COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF COMPTON**

Approved by:

Dated: 8/11/2025

Signed by:
WILLIE A HOPKINS JR
Willie A. Hopkins, Executive Director

Approved as to form:

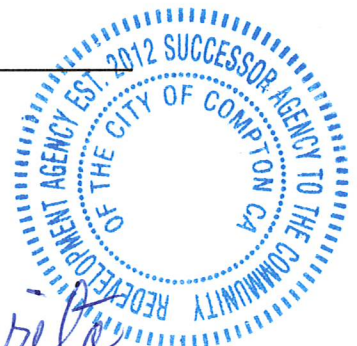
Signed by:
Merle Greene III
Merle Greene III, Agency Legal Division

Dated: 8/11/2025

ATTEST:

Dated: 8/11/2025

Satra D. Zurita
By Satra D. Zurita, Executive Clerk





March 24, 2025

Willie A Hopkins Jr., City Manager

Cecil C Flournoy III, Community Development Director
City of Compton
205 S Willowbrook Ave
Compton, CA 90220

Re: Proposal for Services for Economic Development Advisory Services / Surplus Land Act Pre-Disposition Real Estate Advisory / Due Diligence Services

Dear Mr. Hopkins and Mr. Flournoy,

Kosmont Real Estate Services ("KRES") dba Kosmont Realty, a licensed California brokerage firm (Department of Real Estate License #02058445), ("KR" or "Consultant"), is pleased to present this proposal to the City of Compton/Successor Agency ("Client" or "Owner") for pre-disposition real estate advisory and Surplus Land Act ("SLA") pre-disposition real estate advisory / due-diligence services in connection with various properties within the City of Compton ("City"). This proposal serves as an agreement ("Agreement") when executed and returned by Client to KR.

This proposal serves as an agreement ("Agreement") when executed and returned by Client to KR.

I. BACKGROUND AND OBJECTIVE

Client owns certain parcels at 2000 W Compton Blvd (APNs: 6138-004-900, -901, -902, -903, -904), 501-601 E Compton Blvd (APNs: 6166-023-900, -901, -902, -903, -904; 6166-022-900, -901, -902, -903, -904, -905), and 117 S Long Beach (APNs: 6164-008-901, -902, -903, -904, -905) ("Properties") within the City of Compton. Client is requesting assistance with evaluation of alternative approaches for the disposition of Properties, and assistance with the Surplus Land Act ("SLA") process and procedures. KR will perform these initial advisory services as identified in the Scope of Services under Tasks 1-4.

Pursuant to Optional Task 5 in the Scope of Services: KR is a duly licensed brokerage services firm by the California Department of Real Estate and its insurance coverage is premised on compliance with State licensing regulations. KR and Client can enter into a brokerage arrangement and implement HCD compliance and the sale or lease of the Properties, as appropriate. KR proposes the following Scope of Services accordingly.

KR proposes the following Scope of Services accordingly.

II. SCOPE OF SERVICES

Approach to Scope of Services: The prospective assignment and consulting services that KR will provide will be of a relatively limited scope and duration, and advisory in nature. KR will be making recommendations only, which advise the Client, including its elected officials, appointed officials and staff, which they can accept or reject. None of Kosmont's staff will act in a capacity as an elected official, nor appointed official, nor as staff, nor as serving in a "designated" position.

The major tasks to be performed by KR that will comprise this assignment are described as follows:

Task 1: Project Kick Off

To initiate the assignment, Kosmont and City will participate in a virtual kick-off meeting to initiate work. Kosmont will meet with City staff to review and discuss Client's real estate / economic development needs and priorities, establish communication protocols, and understand at a high-level the opportunities, constraints, and objectives related to economic development in the City. Kosmont and City will also discuss the three (3) key priority publicly owned Properties and/or other sites/areas (budget permitting), as well as specific development and disposition priorities. If available, the City will provide Kosmont with available market and property specific information (e.g., appraisals, market studies, zoning information, specific plans, etc.) and status of activities to date and anticipated timing of activities moving forward.

Task 2: Initial Pre-Disposition Property Due Diligence and Regulatory Compliance Activities

KR will conduct initial pre-disposition property due diligence to identify existing market conditions and constraints affecting the potential marketability, sale / lease, and development (e.g., zoning, adjacent uses, site configuration, known environmental condition) of the Properties as well as evaluate market value/pricing ranges, and potential options/approaches to productively advance the future disposition and/or development of the Properties. KR will also consider potential regulatory requirements in conjunction with the Client's legal counsel in connection with the disposition of the Properties to satisfy compliance with the SLA and/or other legislative requirements as may be appropriate/required.

Task 3: Surplus Land Act Process – Declaration and Notice of Availability (NOA)

KR will assist with preparation of the Surplus Land declaration and/or exemption. If the Properties are declared "surplus" by City Council, KR will prepare the Notice of Availability ("NOA") as well as coordinate and manage the solicitation process required by the SLA for the Properties in list identified herein (as may be appropriate), which will require a 60-day noticing period for respondents.

Task 4: Respondent Due Diligence / Public-Private Negotiations

The SLA requires that the Client negotiate in good faith with respondents that submit a notice of interest for a period of 90 days. KR can assist with reviewing notices of interest, evaluating proposals/offers submitted, and/or public-private transaction structuring and negotiations as may be required with the respondents for the disposition of the Properties. KR can also assist the Client with a presentation to the City Council that will seek authorization to proceed with prospective transactions (as mutually agreed upon between Client and KR).

Optional Task 5: Real Estate Brokerage Services

In compliance with the statutory and procedural disposition requirements of the California SLA and pursuant to Department of Real Estate (DRE) licensing requirements, Owner and KR may enter into or

authorize a direct, indirect and/or a cooperative broker relationship with other private sector and/or brokerages/brokers, as desired by Owner and mutually agreed upon by KR. The purpose of such an arrangement would be to leverage KR's collective expertise, resources, market knowledge, and transaction-based relationships to successfully sell the Properties, while enabling and assisting brokerage activity by other brokers/brokerage service firms involved in the SLA exposure and disposition process, and to maintain compliance with the sale and lease regulations set forth by the SLA.

As such, KR can be flexibly engaged, as directed by Owner and mutually agreed upon, to perform brokerage tasks with and independent of other brokerages services firms retained by Owner or private sector entities, in soliciting, selecting, and negotiating with a preferred buyer(s)/developer(s) to effectuate the sale or lease of the Properties. These brokerage activities could include structuring presentations and negotiations with the California Department of Housing and Community Development (HCD) to achieve notice(s) of determination and related sale / lease procedural approvals, negotiation of purchase agreement documentation, coordination of escrow, title, and ultimate sale or lease, and other transaction-based activities as may be required to close the transaction (as mutually agreed upon between KR and Owner). Compensation may include a share of commissions and/or fees as may be applicable and agreed upon.

III. SCHEDULE AND REQUIRED DATA

Consultant is prepared to commence work upon receipt of executed Agreement. Client will provide KR with existing Properties data including appraisals, market data, and/or other relevant data deemed appropriate by KR.

IV. COMPENSATION

Compensation for **Tasks 1 through 4 is estimated at \$35,000** for professional services (hourly) fees at KR's billing rates as shown on Attachment A. Future increases in budget will require approval by Client in advance. Budget may be increased by Client at any time.

KR anticipates a single consolidated round of Client comments and revisions on draft work product before Kosmont provides a final version of work product. If necessary, additional rounds of comments and revisions can be accommodated on an hourly basis.

KR's attendance or participation at any **publicly noticed** meeting, whether such participation is in person, digital, video and/or telephonic (e.g., *City Council, Planning Commission, Public Agency Board, other*), as requested by Client is in addition to compensation for Tasks 1 through 4 and will be billed at the professional services (hourly) fees as shown on Attachment A.

Services will be invoiced monthly at KR's standard billing rates, as shown on Attachment A. In addition to professional services (hourly) fees, invoices will include reimbursement for out-of-pocket expenses such as travel and mileage (provided that there shall be no overnight travel without the Client's prior approval and that mileage shall be reimbursed at the current IRS mileage reimbursement rate), professional printing, conference calls, and delivery charges for messenger and overnight packages at actual cost. Unless otherwise agreed to in advance, out-of-area travel, if any, requires advance funding of flights and hotel accommodations.



KR will also include in each invoice an administrative services fee to cover in-house copy, fax, telephone and postage costs equal to four percent (4.0%) of KR's monthly professional service fees incurred. Any unpaid invoices after 30 days shall accrue interest at the rate of 10% per annum.

For the convenience of Kosmont's clients, we offer a secure credit card payment service. The credit card payment link is: <https://kosmont.paidyet.com> and there are two ways to make a secure credit card payment:

1. Fill in the "**Make a Payment**" form when you go to the link (<https://kosmont.paidyet.com>), or
2. Call Kosmont Companies' accounting desk (424) 297-1072 to make a credit card payment

KR is prepared to commence work upon receipt of executed Agreement.

DISCLOSURE: Compensation for possible future transaction-based services or consulting services.

The following is being provided solely as an advance disclosure of possible real estate consulting and finance services and potential compensation for such services. This disclosure is not intended to commit the Client.

When assignments involve public finance services on behalf of a public agency, such municipal advisory services are provided by Kosmont Financial Services (KFS). KFS is an independent Registered Municipal Advisor with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board.

SEC registration does not constitute an endorsement of the firm by the Commission or state securities regulators.

When assignments involve advisory services provided by Kosmont & Associates, Inc., dba Kosmont Companies ("KC"), a separate proposal and hourly rate sheet will be provided.

V. OTHER PROVISIONS

A. Termination. Client or Consultant shall have the right to terminate this Agreement at any time upon written notification to the other party. Payment for fees accrued through the date of termination shall be remitted in full.

B. Arbitration. Any controversy or claim arising out of or in relation to this Agreement, or the making, performance, interpretation or breach thereof, shall be settled by arbitration at JAMS in Los Angeles, California. Each of the parties to such arbitration proceeding shall be entitled to take up to five depositions with document requests. The provisions of Section 1283.05 (except subdivision (e) thereof) of the California Code of Civil Procedure are incorporated by reference herein, except to the extent they conflict with this Agreement, in which case this Agreement is controlling. If the matter is heard by only one arbitrator, such arbitrator shall be a member of the State Bar of California or a retired judge. If the matter is heard by an arbitration panel, at least one member of such panel shall be a member of the State Bar of California or a retired judge. The arbitrator or arbitrators shall decide all questions of law, and all

mixed questions of law and fact, in accordance with the substantive law of the State of California to the end that all rights and defenses which either party may have asserted in a court of competent jurisdiction shall be fully available to such party in the arbitration proceeding contemplated hereby. The arbitrator and arbitrators shall set forth and deliver their findings of fact and conclusions of law with the delivery of the arbitration award. Judgment upon the award rendered shall be final and non-appealable and may be entered in any court having jurisdiction.

C. Attorneys' Fees. In the event of any legal action, arbitration, or proceeding arising out of an alleged breach of this Agreement, the party prevailing in such legal action, arbitration, or proceeding shall be entitled to recover reasonable attorneys' fees, expenses and costs, as well as all actual attorneys' fees, expenses and cost incurred in enforcing any judgment entered.

D. Authority. Each of the parties executing this Agreement warrants that persons duly authorized to bind each such party to its terms execute this Agreement.

E. Further Actions. The parties agree to execute such additional documents and take such further actions as may be necessary to carry out the provisions and intent of this Agreement.

F. Assignment. Neither this Agreement nor any of the rights or obligations hereunder may be assigned by either party without the prior written consent of the other party.

G. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

H. Entire Agreement; Amendments and Waivers. This Agreement contains the final, complete and exclusive agreement between the parties relating to the transactions contemplated hereby and any and all prior discussions, negotiations, commitments and understanding, whether written or oral, related hereto are superseded hereby. No addition or modification of any term or provision of this Agreement shall be effective unless set forth in writing signed by both parties. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver of such provisions unless otherwise expressly provided. Each party to this Agreement has participated in its drafting and, therefore, ambiguities in this Agreement will not be construed against any party to this Agreement.

I. Severability. If any term or provision of this Agreement shall be deemed invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and in force to the fullest extent permitted by law.

J. Notices. All notices, requests, demands and other communications which may be required under this Agreement shall be in writing and shall be deemed to have been received when transmitted; if personally delivered, if transmitted by telecopier, electronic or digital transmission method, upon transmission; if sent by next day delivery to a domestic address by a recognized overnight delivery service (e.g., Federal Express), the day after it is sent; and if sent by certified or registered mail, return receipt requested, upon receipt. In each case, notice shall be sent to the principal place of business of the respective party. Either party may change its address by giving written notice thereof to the other in accordance with the provisions of this paragraph.

K. Titles and Captions. Titles and captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision herein.

L. Governing Law. The statutory, administrative and judicial law of the State of California (without reference to choice of law provisions of California law) shall govern the execution and performance of this Agreement.

M. Confidentiality. Each of the parties agrees not to disclose this Agreement or any information concerning this Agreement to any persons or entities, other than to their attorneys and accountants, or as otherwise may be required by law.

N. Counterparts. This Agreement may be executed in one or more counterparts, each of which constitutes an original, and all of which together constitute one and the same instrument. The signature of any person on a telecopy of this Agreement, or any notice, action or consent taken pursuant to this Agreement shall have the same full force and effect as such person's original signature.

O. Disclaimer. Consultant's financial analysis activities and work product, which may include but is not limited to pro forma analysis and tax projections, are projections only. Actual results may differ materially from those expressed in the analysis performed by Consultant due to the integrity of data received, market conditions, economic events and conditions, and a variety of factors that could materially affect the data and conclusions. Client's reliance on Consultant's analysis must consider the foregoing.

Consultant services outlined and described herein are advisory services only. Any decisions or actions taken or not taken by Client and affiliates, are deemed to be based on Client's understanding and by execution of this Agreement, acknowledgement that Consultant's services are advisory only and as such, cannot be relied on as to the results, performance and conclusions of any investment or project that Client may or may not undertake as related to the services provided including any verbal or written communications by and between the Client and Consultant.

Client acknowledges that Consultant's use of work product is limited to the purposes contemplated within this Agreement. Consultant makes no representation of the work product's application to, or suitability for use in, circumstances not contemplated by the scope of work under this Agreement.

P. Limitation of Damages. In the event Consultant is found liable for any violation of duty, whether in tort or in contract, damages shall be limited to the amount Consultant has received from Client.

Q. Force Majeure. Consultant shall not be liable for failure or delay in performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by significant circumstances beyond its reasonable control, including, without limitation: epidemic; acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; riots; wide-spread power failures and wide-spread internet failure. Contractual performance and deadline(s) shall be extended for a period equal to the time lost by reason of the delay.

R. Expiration of Proposal for Services. If this Agreement is not fully executed by the parties within thirty (30) days from the date of this letter, this proposal shall expire.



S. Not an agreement for Legal Services or Legal Advice. This Agreement does not constitute an agreement for the performance of legal services or the provision of legal advice, or legal opinion. Client should seek independent legal counsel on matters for which Client is seeking legal advice.

[signature page follows]



VI. ACCEPTANCE AND AUTHORIZATION

If this Agreement is acceptable to Client, please execute two copies of the Agreement and return both originals to Kosmont Realty. Upon receipt of both signed contracts, we will return one fully executed original for your files. Kosmont will commence work upon receipt of executed Agreement.

Read, understood, and agreed to this

____ Day of _____ 2025

City of Compton

By: _____

(Signature)

Name: _____

(Print Name)

Willie A. Hopkins, Jr.

Kosmont Real Estate Services

doing business as "Kosmont Realty"

By: _____

(Signature)

Name: Larry J. Kosmont, CRE®

Its: _____

(Title)

City Manager

Its: _____

President

ATTACHMENT A
Kosmont Realty
2024 Public Agency Fee Schedule

Professional Services

Chairman & CEO / President	\$525.00/hour
Senior Managing Director/Senior Advisor	\$395.00/hour
Managing Director	\$295.00/hour
Senior Director / Senior Project Analyst	\$205.00/hour
Director / Project Analyst / Project Manager	\$195.00/hour
Project Promotion/Graphics/GIS Mapping Services/Research	\$ 95.00/hour
Clerical Support	\$ 80.00/hour

• **Additional Expenses**

In addition to professional services (labor) fees:

- 1) An administrative fee for in-house copy, fax, phone, postage costs, digital/technological support and related administrative expenses will be charged, which will be computed at four percent (4.0 %) of monthly Kosmont Realty's professional service fees incurred; plus
- 2) Out-of-pocket expenditures, such as travel and mileage, professional printing, and delivery charges for messenger and overnight packages will be charged at cost.
- 3) Project/Market data sources for support of evaluation and analysis e.g., ESRI, CoStar/STR, IMPLAN, ParcelQuest and other based on quoted project cost.
- 4) For Third Party Vendor(s) retained on behalf of Client (with Client's advance approval), fees and costs will be billed to Client at 1.1X (times) fees and costs.
- 5) Except as referenced above, under Section IV. Compensation, Consultant's attendance or participation at any public meeting, whether such participation is in person, digital, video and/or telephonic (e.g., *Board of Supervisors, Planning Commission, Public Agency Board, other*) requested by Client and are beyond those specifically identified in the Scope of Work will be billed at the professional services (hourly) fees as shown on this Attachment A.

• **Charges for Court/Deposition/Expert Witness-Related Appearances**

Court-related (non-preparation) activities, such as court appearances, depositions, mediation, arbitration, dispute resolution and other expert witness activities, will be charged at a court rate of 1.5 times scheduled rates, with a 4-hour minimum.

Rates shall remain in effect until December 31, 2025.



*City of Compton
SLA Advisory
March 24, 2025*

RESOLUTION NO. 26,100

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

- 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.

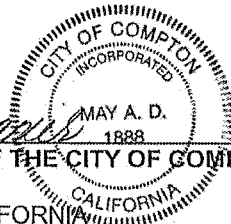
SECTION 9. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 23rd day of JULY, 2024.


MAYOR OF THE CITY OF COMPTON

ATTEST:


CITY CLERK OF THE CITY OF COMPTON

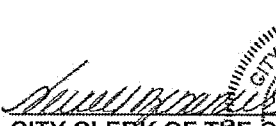


STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

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 CLERK OF THE CITY OF COMPTON



THIS CERTIFICATE IS NON TRANSFERABLE
POST IN A CONSPICUOUS PLACE

CITY OF COMPTON BUSINESS LICENSE CERTIFICATE

BUSINESS LICENSE DIVISION ~ 205 S. WILLOWBROOK AVE, COMPTON, CA 90220 ~ (310) 605-5508

The below named license holder has paid a business license fee to engage in, carry on or conduct a business trade, calling, profession, exhibition or occupation coded below until this certificate expires. Granting of this license does not entitle the license holder to operate or maintain a business license in violation of any other law or ordinance. In addition this license is not transferable to any other party, and no refunds will be issued for the license once a certificate has been issued.

LICENSE NO:	BL25-000931	EXPIRATION DATE:	07/31/2026
BUSINESS:	Kosmont Real Estate Services, dba Kosmont Realty	ISSUE DATE:	07/31/2025
LOCATION:	2301 Rosecrans Ave., Suite 4140	OWNERSHIP TYPE:	Corporation
OWNER NAME:	Kosmont Real Estate Services, dba Kosmont RealtyLarry Kosmont	CLASSIFICATION:	5312
MAILING ADDRESS:	2301 Rosecrans Ave., Suite 4140 El Segundo, CA 90245	DESCRIPTION:	REAL ESTATE BROKER
RESTRICTIONS:			

Kosmont Real Estate Services, dba Kosmont Realty
2301 Rosecrans Ave., Suite 4140
El Segundo, CA 90245



KOSM&AS-01

BSTERNBERG

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/14/2025

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 # 0C36891 Lyddy Martin Company 5021 Verdugo Way Ste. 105 #414 Camarillo, CA 93012	CONTACT NAME: Brett R Sternberg PHONE (A/C, No, Ext): (310) 478-2625 317 FAX (A/C, No): E-MAIL ADDRESS: brett@lyddymartin.com
INSURER(S) AFFORDING COVERAGE	
INSURER A: Hartford Underwriters Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Kosmont & Associates, Inc.
Db: Kosmont Companies
1601 N. Sepulveda Blvd. #382
Manhattan Beach, CA 90266

COVERAGES**CERTIFICATE NUMBER: 204****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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER: Business Liability General Aggre	X		72SBABM5UX0	6/27/2025	6/27/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			72SBABM5UX0	6/27/2025	6/27/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			72SBABM5UX0	6/27/2025	6/27/2026	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Certificate holder is included as additional insured per written agreement/contract as respects to general liability. See attached blanket additional insured form SL 30 32 06 21

See attached amendment of declarations- additional persons or organizations designated as named insured Form SC 00 03 10 18
 Kosmont Real Estate Services, dba; Kosmont Realty

CERTIFICATE HOLDER**CANCELLATION**

City of Compton
 205 S. Willowbrook Ave.
 Compton, CA 90220

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

Policy #72SBABM5UX0

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



BLANKET ADDITIONAL INSURED BY CONTRACT

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section C. WHO IS AN INSURED:

Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The person(s) or organization(s) identified in Paragraphs a. through f. below are additional insureds when you have agreed, in a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision that such person or organization be added as an additional insured on your Coverage Part, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit.

A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

However, no such person or organization is an additional insured under this provision if such person or organization is included as an additional insured by any other endorsement issued by us and made a part of this Coverage Part.

The insurance afforded to such additional insured will not be broader than that which you are required by the contract, agreement, or permit to provide for such additional insured.

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

The limits of insurance that apply to additional insureds are described in Section **D. LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE**. How this insurance applies when other insurance is available to an additional insured is described in the Other Insurance Condition in Section **E. LIABILITY AND MEDICAL EXPENSES GENERAL CONDITIONS**.

a. Vendors

Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(1) The insurance afforded to the vendor is subject to the following additional exclusions:

This insurance does not apply to:

- (a)** "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- (b)** Any express warranty unauthorized by you;
- (c)** Any physical or chemical change in the product made intentionally by the vendor;
- (d)** Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
- (e)** Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
- (f)** Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



AMENDMENT OF THE DECLARATIONS - ADDITIONAL PERSONS OR ORGANIZATIONS DESIGNATED AS NAMED INSUREDS

POLICY NUMBER: 72 SBA BM5UX0

The following person(s) or organization(s) are added to the Declarations as Named Insureds:

Named Insured	DBA Name
Urbanflex Investments, LLC	
Kosmont Real Estate Services, DBA Kosmont Realty	
Southern California Regional Center, LLC DBA	
California Golden Fund	
Kosmont Transactions Services, Inc. DBA Kosmont	
Financial Services and KFS	
Kosmont & Associates, Inc. DBA Kosmont Companies	
Kosmont Transactions Services, Inc. DBA Kosmont	
Financial Services	
Kosmont Operations & Opportunity Locators, Inc.	
Kimco Urbanflex Investments	

Policy #72SBABM5UX0

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



BLANKET ADDITIONAL INSURED BY CONTRACT

This endorsement modifies insurance provided under the following:

BUSINESS LIABILITY COVERAGE FORM

Except as otherwise stated in this endorsement, the terms and conditions of the Policy apply.

A. The following is added to Section C. WHO IS AN INSURED:

Additional Insureds When Required By Written Contract, Written Agreement Or Permit

The person(s) or organization(s) identified in Paragraphs **a.** through **f.** below are additional insureds when you have agreed, in a written contract or written agreement, or when required by a written permit issued by a state or governmental agency or subdivision or political subdivision that such person or organization be added as an additional insured on your Coverage Part, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit.

A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

However, no such person or organization is an additional insured under this provision if such person or organization is included as an additional insured by any other endorsement issued by us and made a part of this Coverage Part.

The insurance afforded to such additional insured will not be broader than that which you are required by the contract, agreement, or permit to provide for such additional insured.

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

The limits of insurance that apply to additional insureds are described in Section **D. LIABILITY AND MEDICAL EXPENSES LIMITS OF INSURANCE**. How this insurance applies when other insurance is available to an additional insured is described in the Other Insurance Condition in Section **E. LIABILITY AND MEDICAL EXPENSES GENERAL CONDITIONS**.

a. Vendors

Any person(s) or organization(s) (referred to below as vendor), but only with respect to "bodily injury" or "property damage" arising out of "your products" which are distributed or sold in the regular course of the vendor's business and only if this Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".

(1) The insurance afforded to the vendor is subject to the following additional exclusions:

This insurance does not apply to:

- (a)** "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
- (b)** Any express warranty unauthorized by you;
- (c)** Any physical or chemical change in the product made intentionally by the vendor;
- (d)** Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;
- (e)** Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
- (f)** Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



- (g) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
- (h) "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
 - (i) The exceptions contained in Paragraphs (d) or (f); or
 - (ii) Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.
- (2) This insurance does not apply to any insured person or organization from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.
- b. Lessors Of Equipment**
 - (1) Any person or organization from whom you lease equipment; but only with respect to their liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your maintenance, operation or use of equipment leased to you by such person or organization.
 - (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to any "occurrence" which takes place after you cease to lease that equipment.
- c. Lessors Of Land Or Premises**
 - (1) Any person or organization from whom you lease land or premises, but only with respect to liability arising out of the ownership, maintenance or use of that part of the land or premises leased to you.
 - (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
 - (a) Any "occurrence" which takes place after you cease to lease that land or be a tenant in that premises; or
 - (b) Structural alterations, new construction or demolition operations performed by or on behalf of such person or organization.
- d. Architects, Engineers Or Surveyors**
 - (1) Any architect, engineer, or surveyor, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
 - (a) In connection with your premises;
 - (b) In the performance of your ongoing operations performed by you or on your behalf; or
 - (c) In connection with "your work" and included within the "products-completed operations hazard", but only if:
 - (i) The written contract, written agreement or permit requires you to provide such coverage to such additional insured; and
 - (ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".
 - (2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of or the failure to render any professional services, including:

 - (i) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or
 - (ii) Supervisory, surveying, inspection, architectural or engineering activities.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the "bodily injury", "property

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.



damage", or "personal and advertising injury" arises out of the rendering of or the failure to render any professional service.

e. State Or Governmental Agency Or Subdivision Or Political Subdivision Issuing Permit

- (1) Any state or governmental agency or subdivision or political subdivision, but only with respect to operations performed by you or on your behalf for which the state or governmental agency or subdivision or political subdivision has issued a permit.
- (2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to:
 - (a) "Bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the federal government, state or municipality; or
 - (b) "Bodily injury" or "property damage" included within the "products-completed operations hazard".

f. Any Other Party

- (1) Any other person or organization who is not in one of the categories or classes listed above in Paragraphs a. through e. above, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:
 - (a) In the performance of your ongoing operations performed by you or on your behalf;
 - (b) In connection with your premises owned by or rented to you; or
 - (c) In connection with "your work" and included within the "products-completed operations hazard", but only if:
 - (i) The written contract, written agreement or permit requires you to provide such coverage to such additional insured; and
 - (ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard".
- (2) With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

 - (a) The preparing, approving, or failure to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders, designs or drawings and specifications; or
 - (b) Supervisory, surveying, inspection, architectural or engineering activities.

This exclusion applies even if the claims allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by an insured, if the "bodily injury", "property damage", or "personal and advertising injury" arises out of the rendering of or the failure to render any professional service described in Paragraphs f.(2)(a) or f.(2)(b) above.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO DECLARE CERTAIN PROPERTIES
LOCATED WITHIN THE CITY OF COMPTON SURPLUS LAND PURSUANT TO THE
SURPLUS LAND ACT (GOVERNMENT CODE SECTIONS 54220 ET SEQ.)**

WHEREAS, the City Council of the City of Compton owns certain real property consisting of approximately 3.9 acres located in the City of Compton (APN's 6166-022-901, 6166-022-902, 6166-022-903, 6166-022-904, 6166-022-905, 6166-023-900, 6166-023-902, 6166-023-903, 6166-023-904, 6166-023-905, 6138-004-900, 6138-004-901, 6138-004-902, 6138-004-903 and 6138-004-904) ("Properties"); and

WHEREAS, on October 9, 2019, Governor Newsom signed Assembly Bill ("AB") 1486. AB 1486 significantly amended the Surplus Land Act effective January 1, 2020. These amendments included, among others, changing the previous, long-standing definitions of "surplus land" and "exempt surplus land"; providing that property shall be declared either "surplus land" or "exempt surplus land" before a local agency may take any action to dispose of it; and adding a new limitation providing that an "agency's use" "shall not include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development" or "property disposed of for the sole purpose of investment or generation or revenue"; and

WHEREAS, the Properties would fall within the definition of "surplus land" pursuant to Government Code section 54221, as amended by AB 1486; and

WHEREAS, in order to pursue new uses for the Properties, including the possible disposition through a sale or lease of the properties, the SA must now comply with the Surplus Land Act as amended by AB 1486 ("SLA"); and

WHEREAS, pursuant to the SLA, SA staff will send a written notice of availability of the Properties by electronic mail or by certified mail to all of the entities identified in Government Code section 54222; and

WHEREAS, subject to Government Code section 54227, if one of the entities/agencies desires to purchase or lease the Properties after having received notice, it must indicate its interest to do so in writing within 60 days of the date of the SA's notice, and the SA and the entity/agency so responding to the notice may negotiate price and terms for the disposition of the Properties; and

WHEREAS, pursuant to Government Code 54223, in the event no agreement is reached between the SA and any interested entity/agency after a good faith negotiation period of 90 days, the Properties may be disposed of without further regard to the SLA.

**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 declare the referenced parcels as Surplus Land.

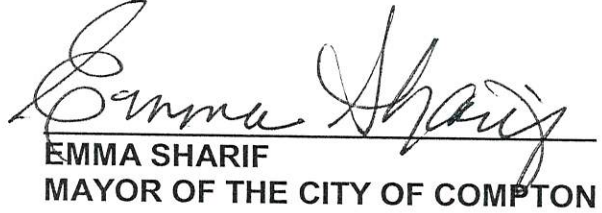
SECTION 2. For purposes of compliance with the SLA (APN's: 6166-022-901, 6166-022-902, 6166-022-903, 6166-022-904, 6166-022-905, 6166-023-900, 6166-023-902, 6166-023-903, 6166-023-904, 6166-023-905, 6138-004-900, 6138-004-901, 6138-004-902, 6138-004-903 and 6138-004-904) in the CITY OF COMPTON, are hereby declared surplus land.

SECTION 3. The City Manager, or his designee, is directed to proceed with the notification and negotiation requirements of the SLA, as amended, to facilitate the possible disposition, and reuse of the properties

SECTION 4. That a copy of this Resolution shall be filed in the offices of the City Clerk, City Manager, City Controller, Law Division, and City Attorney.

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

ADOPTED this 28th day of OCTOBER, 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 Council signed by the Mayor, and attested by the City Clerk to the Council at the regular meeting thereof held on the 28th day of OCTOBER, 2025.

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**
ABSTAIN: **COUNCIL MEMBERS-NONE**


SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON

July 7, 2026

TO: MAYOR AND COUNCIL MEMBERS

FROM: TURMEL WOODS, GRANTS COMPLIANCE MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ADOPTING AND AUTHORIZING THE SUBMISSION OF THE CITY'S FISCAL YEAR 2026-2027 CONSOLIDATED 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 9, 2026, the City staff conducted a public hearing to receive public input on the City of Compton's draft Consolidated Annual Action Plan for Fiscal Year (FY) 2026-2027. 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 2026-2027 Consolidated 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 (2024-2029). The City must develop a Consolidated 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 2026-2027 federal grant allocation for the City's Community Development Block Grant (CDBG) is \$1,334,121. The City's HOME program allocation for fiscal year 2026-2027 is \$427,802 for programming. In accordance with HUD requirements and consistent with the City's Consolidated 5-Year Plan, Staff prepared the draft FY 2026-2027 Consolidated 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 2026 and ending on January 2027. The Grants Department conducted one (2) Technical Assistance Workshop designed to provide prospective applicants with information regarding the FY 2026 application process and eligibility requirements for the grants mentioned above programs. Staff met with seven individuals representing seven organizations. The City received numerous public service applications that included estimated \$400,000 funding requests from numerous distinctive organizations.

On May 1, 2026, the City released a NOFA for the drafted FY 2026-2027 HUD Funding Recommendations for CDBG & HOME funding 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.

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 2026-2027 are as follows:

	FY 2026-2027 CDBG PROGRAM / ACTIVITY	AMOUNT
1	CDBG Program Administration	\$266,824
2	Fair Housing Foundation	\$ 10,000
3	Community Legal Aid SoCal	\$ 21,520
4	Community Lawyers Inc.	\$ 26,520
5	She’s Going Places	\$ 16,520
6	United Hands Multi-Purpose	\$ 26,520
7	5 Eleven Hoops	\$26,520
8	Housing Rehabilitation Program	\$350,000
9	Public Facility and Infrastructure Improvements	\$350,000
10	Economic Development and Job Creation	\$24,697
11	Employment Training Program	\$215,000
	TOTAL	1,334,121

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 2026-2027 are as follows:

	FY 2024-2025 HOME PROGRAM / ACTIVITY	AMOUNT
a	HOME Program Administration	\$42,395.93
b	HOME CHDO Activity	\$64,170.30
c	HOME Program	\$321,235.77
	TOTAL	\$427,802

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 Annual Action Plan for FY 2026-2027 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 2026-2027 Consolidated Annual Action Plan.

RECOMMENDATIONS

Staff recommends that City Council adopt the proposed FY 2026-2027 Consolidated 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:

JEROME G. GROOMES
ACTING 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 2026-2027 CONSOLIDATED 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 (2024-2029); and

WHEREAS, the City must develop a Consolidated 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 2026-2027 federal grant allocation for the City's Community Development Block Grant (CDBG) is \$1,334,121. The City's HOME program allocation for fiscal year 2026-2027 is \$427,802 for programming; and

WHEREAS, in accordance with HUD requirements and consistent with the City's Consolidated 5-Year Plan, Staff prepared the draft FY 2026-2027 Consolidated 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) will be posted on the City's website and published in the Compton Bulletin Newspaper. CDBG applications will be made available beginning November 2026 and ending in January 2027. The Grants Department conducted two (2) Technical Assistance Workshop designed to provide prospective applicants with information regarding the FY 2026 application process and eligibility requirements for the grants mentioned above programs; and

WHEREAS, on May 1, 2026, the City released a NOFA for the drafted FY 2026-2027 HUD Funding Recommendations for CDBG & HOME funding 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.

**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 2026-2027 Consolidated Annual Action Plan as follows:

	FY 2026-2027 CDBG PROGRAM / ACTIVITY	AMOUNT
1	CDBG Program Administration	\$266,824
2	Fair Housing Foundation	\$ 10,000
3	Community Legal Aid SoCal	\$ 21,520
4	Community Lawyers Inc.	\$ 26,520
5	She’s Going Places	\$ 16,520
6	United Hands Multi-Purpose	\$ 26,520
7	5 Eleven Hoops	\$26,520
8	Housing Rehabilitation Program	\$350,000
9	Public Facility and Infrastructure Improvements	\$350,000
10	Economic Development and Job Creation	\$24,697
11	Employment Training Program	\$215,000
	TOTAL	1,334,121

	FY 2026-2027 HOME PROGRAM / ACTIVITY	AMOUNT
a	HOME Program Administration	\$42,395.93
b	HOME CHDO Activity	\$64,170.30
c	HOME Program	\$321,235.77
	TOTAL	\$427,802

SECTION 2. That the City Manager is authorized to submit the revised Fiscal Year 2026-2027 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 2026-2027 Consolidated Annual Action Plan.

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

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

ADOPTED this 7th day of July, 2026.

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, 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 7th day of July, 2026.

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

2026



ANNUAL ACTION PLAN

Prepared For:

The City of Compton
Grants Management Department

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Executive Summary

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

1. Introduction

Each year, the U.S. Department of Housing and Urban Development requires the City of Compton to prepare an Annual Action Plan to outline the use of federal entitlement funds and identify priority activities for the program year. The 2026 Annual Action Plan serves as the City's application for funding under the following programs:

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

The 2026 Annual Action Plan is guided by the goals and priorities established in the City's 2025–2029 Consolidated Plan and identifies the specific projects and activities to be undertaken during the program year. These activities are designed to address the City's housing, community development, and public service needs.

All federal funds must principally benefit low- and moderate-income (LMI) individuals and families. Funded activities must meet at least one of the following national objectives:

- Provide decent housing
- Create a suitable living environment
- Expand economic opportunities

Through the 2026 Annual Action Plan, the City of Compton will allocate resources to eligible activities that support housing stability, public services, and community development, consistent with HUD requirements and local priorities. The Action Plan period is July 1, 2026 – June 30, 2027.

2. Summarize the objectives and outcomes identified in the Plan

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

During Program Year (PY) 2024, the City of Compton utilized CDBG and HOME funds to support public services, affordable housing, administration, and public facilities in alignment with Consolidated Plan priorities.

According to the PR26 Financial Summary Report, the City had \$6,336,889.33 in CDBG resources available and expended \$3,137,048.65. Of this amount, \$2,246,289.93 (88.06%) benefited low- and moderate-income (LMI) persons, exceeding HUD's 70% requirement.

CDBG investments primarily supported public facilities and infrastructure improvements in LMI neighborhoods, along with public services including fair housing, youth programs, legal assistance, and homeless supportive services. While accomplishments for some activities remain pending due to multi-year project timelines, expenditures reflect continued progress toward meeting program goals.

The City also advanced affordable housing through rehabilitation activities, completing one homeowner rehabilitation project during PY 2024, with additional units underway. HOME program income (\$100,000) was allocated to the First-Time Homebuyer Program serving households at or below 80% AMI.

Overall, expenditures demonstrate the City's focus on housing preservation, public services, and neighborhood improvements. Reported accomplishments are expected to

increase in the next program year as ongoing projects are completed and entered into IDIS.

4. Summary of Citizen Participation Process and consultation process

The City of Compton conducted citizen participation for the 2026 Action Plan primarily through the public participation process associated with the annual funding cycle. This included outreach to residents, stakeholders, and community-based organizations to provide input on proposed activities and funding priorities.

The City held public meetings on December 11, 2025, and January 8, 2026, at City Hall Chambers to solicit input on community needs and proposed funding priorities. These meetings provided an opportunity for residents and stakeholders to comment on priorities related to affordable housing, public services, and community development. Input received during this process helped inform funding recommendations and activity selection for the program year.

The draft 2026 Annual Action Plan was made available for public review for a 30-day comment period from May 1, 2026, to June 9, 2026, in accordance with the City's Citizen Participation Plan. A public hearing was held on June 9, 2026, prior to City Council approval to receive additional comments.

While consultation with a broader range of service providers and agencies was limited during this program year, the City remains committed to expanding outreach and strengthening stakeholder engagement in future planning efforts.

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 2026 Annual Action Plan is the second year of the 2025–2029 Consolidated Plan and outlines the City of Compton's priorities for the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The Plan is informed by available data, prior planning efforts, and input received through the City's public participation process.

The City has identified the following priority areas for PY 2026:

- 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

Through these investments, the City expects to achieve measurable outcomes, including the preservation and creation of affordable housing units, improved access to public facilities and infrastructure in low- and moderate-income neighborhoods, expanded delivery of public services to vulnerable populations, and increased economic opportunities through job creation and business support.

The City will continue to leverage federal, state, and local resources to advance these goals and ensure compliance with HUD's national objectives of providing decent housing, a suitable living environment, and expanded economic opportunities.

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 Department
HOME Administrator	Compton	Grants Department

Table 1 – Responsible Agencies

Narrative

The City of Compton serves as the lead agency responsible for the development and implementation of the Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER). The City administers both the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) within its jurisdiction.

The City of Compton's Grants 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.

The City of Compton agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City of Compton will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Consolidated Plan Public Contact Information

Annual Action Plan

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Mr. Turmel Woods, Grants Compliance Manager
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Tel: (310) 605-5580
Email: t.woods@comptoncity.org
Website: www.comptoncity.org

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultation for the 2026 Annual Action Plan was primarily conducted through the public participation process associated with the annual funding cycle, including public meetings and engagement with applicants and community-based organizations.

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. In preparation of the 2026 Annual Action Plan, the City continued to engage in consultation with organizations providing assisted housing, healthcare, social services, and other community-based programs. Outreach efforts included participation in public meetings and direct coordination with partner agencies to ensure a comprehensive and collaborative approach to addressing community needs.

To strengthen coordination among public and assisted housing providers, health agencies, and other governmental and nonprofit entities, the City undertook the following actions:

- **Collaboration with Housing Agencies:** The City maintained coordination with the Compton Housing Authority to gather input on public and assisted housing programs. Coordination efforts focused on the administration of Housing Choice Voucher (Section 8) programs, housing stability initiatives, and opportunities to expand affordable rental housing.
- **Homelessness Services Coordination:** The City continued its partnership with the Los Angeles Homeless Services Authority (LAHSA) to assess current homelessness trends, identify service gaps, and align local priorities with regional strategies to reduce and prevent homelessness.
- **Mental Health Services Integration:** Ongoing coordination with the Los Angeles County Department of Mental Health (DMH) supported the integration of mental health data and service needs into the City’s planning process, with an emphasis on improving access to supportive services for vulnerable populations.
- **Foster Care and Youth Services:** The City continued collaboration with the Los Angeles County Department of Children and Family Services (DCFS) to better

understand the needs of youth transitioning out of foster care and to support housing stability and access to supportive services for this population.

- **Private and Nonprofit Housing Partnerships:** The City engaged with private developers and nonprofit housing organizations to promote the inclusion of affordable units within new and existing developments, and to expand the availability of supportive housing and related services.

The City remains committed to strengthening existing partnerships and expanding collaboration with new stakeholders to improve service delivery and outcomes. Through ongoing coordination, the City of Compton seeks to enhance access to affordable housing, improve public services, and support a more integrated and resilient community development system.

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 with the Los Angeles Continuum of Care (CoC), led by the Los Angeles Homeless Services Authority, to address the needs of homeless individuals and families and those at risk of homelessness. Through this coordination, the City aligns its efforts with regional strategies to support outreach, emergency shelter, and permanent housing placement.

The City works with CoC service providers, including Homeless Outreach Program Integrated Care System, to support a continuum of care that includes street outreach, interim and transitional housing, permanent supportive housing, and supportive services. These efforts prioritize chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

Agencies in Compton participate in the Coordinated Entry System (CES) and utilizes Homeless Management Information System (HMIS) data to inform planning and improve service delivery. The City also supports regional efforts to assess homelessness trends through participation in the annual homeless count.

To assist persons at risk of homelessness, the City coordinates with local service providers to support housing stabilization activities, including rental assistance, utility assistance, and case management, where eligible. Through these coordinated efforts, the City seeks to reduce homelessness and improve housing stability for residents.

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.

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2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's 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 of 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 of 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 SoCal	Nonprofit	Housing Needs	The City of 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 of 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.
Community Lawyers Inc.	Nonprofit	Non-Homeless Needs	The City of 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.
She's Going Places	Nonprofit	Non-Homeless Needs	The City of 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.
5-Eleven Hoops	Nonprofit	Non-Homeless Needs	The City of 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 of 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 of 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 of 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 of 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 of 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.
Mandela Learning	Nonprofit	Non-Homeless Needs	The City of 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.

Educated Bailors Team Association	Nonprofit	Non-Homeless Needs	The City of 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.
New Economics for Women	Nonprofit	Non-Homeless Needs	The City of 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 American Dream	Nonprofit	Non-Homeless Needs	The City of 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.
Child Mind Institute	Nonprofit	Housing Needs	The City of 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.
Help Us Help Wash	Nonprofit	Non-Homeless Needs	The City of 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.

CCAYA	Nonprofit	Non-Homeless Needs	The City of 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.
Community Lawyers Incorporated (CLI)	Nonprofit	Non-Homeless Needs	The City of 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.
Kiss Platinum Development	Nonprofit	Non-Homeless Needs	The City of 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.
Prison Reform Project	Nonprofit	Non-Homeless Needs	The City of 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.
MAR Scholarship	Nonprofit	Non-Homeless Needs	The City of 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.

A-Z Community Services	Nonprofit	Non-Homeless Needs	The City of 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.
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Table 2 – Agencies, groups, organizations who participated

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

There were no 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

Narrative (optional)

The City of Compton considered several local, regional, and federal planning efforts in the development of the Consolidated Plan to ensure alignment and coordination of resources. In particular, the City reviewed the goals and strategies of the Los Angeles Continuum of Care (CoC), which focuses on addressing homelessness through a coordinated system of outreach, emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing.

The City's Strategic Plan aligns with the CoC by supporting efforts to reduce homelessness, expand access to housing, and improve service coordination for individuals and families experiencing or at risk of homelessness. Through collaboration with the Los Angeles Continuum of Care and its lead agency, the Los Angeles Homeless Services Authority, the City ensures that local priorities are consistent with regional strategies and that available resources are used effectively.

This coordination supports a comprehensive and integrated approach to addressing housing and community development needs and helps to avoid duplication of services while maximizing the impact of federal funding.

AP-12 Participation – 91.105, 91.200(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 prepared the 2026 Annual Action Plan in accordance with its approved Citizen Participation Plan (CPP), ensuring meaningful community engagement throughout the planning process. The CPP establishes a framework for public involvement and encourages participation from residents, particularly low- and moderate-income households and individuals with special needs, to help inform housing and community development priorities.

The Citizen Participation Plan outlines procedures for public engagement, including public notices, public hearings, and opportunities for comment. The CPP also requires consultation with the public housing authority and residents of assisted housing to ensure that their needs and perspectives are considered in the planning process.

To support the development of the Annual Action Plan, the City conducted outreach activities that included public hearings and consultation with service providers and community organizations. Informational materials were distributed to increase awareness and encourage participation.

Input received through these efforts was used to inform the City's priorities and funding decisions, ensuring that available resources are directed toward identified housing, infrastructure, and public service needs. Through adherence to the CPP, the City maintains a transparent and structured process for public participation in its planning activities.

Citizen Participation Outreach

	Field	Description
1	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 18 participants including nonprofit stakeholders in attendance for the meetings. The meetings were held on December 11, 2025, and January 8, 2026 at City Hall Council Chambers

3	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	Public Hearing
	Target of Outreach	Non-targeted/broad community
	Summary of Response	A public hearing was held on June 9, 2026 to receive comments on the draft 2026 Annual Action Plan. The hearing provided residents, stakeholders, and community organizations an opportunity to review proposed activities and funding allocations.
	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	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Compton anticipates receiving \$1,334,121 in Community Development Block Grant (CDBG) funds and \$427,802 in HOME Investment Partnerships Program (HOME) funds for FY 2026, based on HUD's published allocation amounts. These resources will be used to support a range of eligible activities, including affordable housing development and preservation, public services, economic development, and public facility and infrastructure improvements that primarily benefit low- and moderate-income (LMI) residents.

The City will strategically allocate these funds to address identified priority needs, including housing stability, neighborhood revitalization, and support for vulnerable populations. By leveraging federal resources with local and private investments, Compton aims to maximize impact, improve living conditions, and promote sustainable, equitable community development throughout the city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	\$1,334,121	\$0.00	\$0.00	\$1,334,121	\$4,002,363	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	\$427,802.00	\$0.00	\$0.00	\$427,802.00	\$1,695,837.24	The City plans to use HOME funds for Acquisition, Homebuyer Assistance, Tenant Based Rental Assistance

Table 5 - 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 will strategically leverage its FY 2026 CDBG (\$1,334,121) and HOME (\$427,802) allocations with a variety of public and private funding sources to maximize the impact of federal investments. These funds will be combined with state, local, and private resources to expand the scale and effectiveness of housing and community development activities.

The City actively coordinates with Los Angeles County, the State of California, and regional agencies to align federal funding with complementary programs such as state housing initiatives, homelessness assistance programs, and infrastructure investments. In addition, Compton partners with nonprofit organizations, community-based service providers, and private developers to leverage additional capital, including Low-Income Housing Tax Credits (LIHTC), conventional financing, and

philanthropic contributions.

Public service activities funded with CDBG will be supplemented by nonprofit agency resources, private donations, and volunteer support, allowing agencies to extend service delivery beyond federal funding limits. Similarly, affordable housing activities supported with HOME funds will be structured to attract private investment and other gap financing sources, ensuring long-term project viability and affordability.

To satisfy HOME match requirements, the City will utilize eligible sources including local government contributions, the value of donated land or property, private investment, waived fees, and in-kind contributions such as professional services and volunteer labor. All match contributions will be properly documented, tracked, and reported in accordance with HUD requirements to ensure compliance.

Through these coordinated efforts, the City of Compton will maximize leveraging opportunities, reduce reliance on any single funding source, and ensure that federal dollars are used efficiently to achieve measurable outcomes, including increased housing stability, improved public facilities, and expanded economic opportunities for low- and moderate-income residents.

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.

Discussion

DRAFT

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	Homeowners Housing Rehabilitation	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
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	2026	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	2026	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	2026	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	2026	Affordable Housing	Citywide	Access to Affordable Housing	CDBG \$50,000	Housing Code Enforcement 50 Households Assisted
10	CDBG & HOME Administration	2025	2026	Planning & Administration	Citywide	Planning & Administration	CDBG \$268,084.80 HOME \$42,395.93	Other: CDBG Other: HOME

Table 6 – 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

The City of Compton's FY 2026 Annual Action Plan includes a coordinated set of projects and activities funded through Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) resources. These projects are designed to address the priority needs identified in the City's 2025–2029 Consolidated Plan, with a focus on benefiting low- and moderate-income (LMI) residents.

With an allocation of \$1,334,121 in CDBG funds and \$427,802 in HOME funds, the City will implement a range of eligible activities, including public services, affordable housing development and rehabilitation, public facility and infrastructure improvements, and program administration. Each project has been selected based on its ability to meet HUD national objectives, demonstrate readiness to proceed, and deliver measurable community impact.

The projects outlined in this section reflect the City's commitment to expanding housing opportunities, improving neighborhood conditions, supporting vulnerable populations, and promoting economic stability. Funding decisions were informed by community engagement, stakeholder input, and an evaluation of local needs, ensuring that resources are directed to high-priority activities that advance equitable community development.

Projects

#	Project Name	
CDBG & HOME Projects		
1	Administration & Planning	\$266,824 CDBG
		\$42,395.93 HOME
2	Economic Development Initiatives	\$24,697
3	Employment Training	\$215,000
4	Housing Rehabilitation Affordable Housing Initiatives	\$350,000
5	Public Facility Improvements in Low Mod Areas	\$350,000
6	Public Services Initiatives	\$127,600
7	Housing Development Affordable Housing Initiatives	\$321,235.95
8	CHDO Affordable Housing Initiatives	\$64,170.30

Table 7 - 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.

DRAFT

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration & Planning
	Target Area	Citywide
	Goals Supported	CDBG & HOME Administration & Planning
	Needs Addressed	Planning & Administration
	Funding	CDBG - \$266,824.00 HOME - \$42,395.93
	Description	Provide financial assistance for CDBG and HOME activities for indirect costs and program management activities to ensure compliance.
	Target Date	06/30/2027
	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	\$127,600.00
	Description	The City will fund eligible public service activities that address identified community needs, including but not limited to youth services, homelessness prevention, legal assistance, and supportive services. All activities will meet the Low- and Moderate-Income Limited Clientele (LMC) national objective, serving primarily low- and moderate-income individuals and households.
	Target Date	6/30/2027
	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. • Community Legal Aid SoCal - \$21,520.00 • Community Lawyers Inc. -\$26,520.00 • She's Going Places - \$16,520.00 • Fair Housing Foundation \$10,000.00 • United Hands Multi-Purpose - \$26,520.00 • 5 Eleven Hoops - \$26,520.00
3	Project Name	Housing Development Affordable Housing Initiatives
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Access to Affordable Housing
	Funding	\$321,235.95
	Description	The City will utilize HOME funds to support affordable housing activities, including homebuyer assistance, tenant-based rental assistance (TBRA), and/or housing development. Activities will benefit households at or below 80% of Area Median Income (AMI) and will meet the HOME program requirements.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City anticipates assisting approximately 5 low- and moderate-income households, contributing to increased housing affordability and stability.
	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	CHDO Affordable Housing Initiatives
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Access to Affordable Housing
	Funding	\$64,170.30
	Description	Provide financial assistance to nonprofit organizations and/or government agencies to carry out activities to benefit LMI homebuyers or renters.

	Target Date	6/30/2027
	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.
5	Project Name	Housing Rehabilitation Affordable Housing Initiatives
	Target Area	Citywide
	Goals Supported	Housing Rehabilitation for Homeowners
	Needs Addressed	Access to Affordable Housing
	Funding	\$350,000
	Description	Provide financial assistance for LMI homeowners to make housing repairs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 low-moderate income homeowners.
	Location Description	City-wide
6	Planned Activities	The City will make funding available for to support the provision of housing rehab initiatives with CDBG Program funds.
	Project Name	Public Facility Improvements in Low Mod Areas
	Target Area	Citywide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	\$350,000
	Description	Funds will be used to support public facility and infrastructure improvements in areas that primarily benefit low- and moderate-income residents. Eligible activities may include the acquisition, construction, reconstruction, and rehabilitation of public facilities such as parks, community centers, health facilities, recreational facilities, and bus shelters. Improvements are intended to enhance accessibility, safety, and quality of life for residents in low- and moderate-income areas.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 900 low- and moderate-income persons/households are expected to benefit from improved access to public facilities and infrastructure.
	Location Description	Citywide
	Planned Activities	The City will use CDBG funding for eligible public facility and infrastructure projects, including but not limited to parks, community centers, health and recreational facilities, and bus shelter improvements, all of which will meet a national objective by benefiting low- and moderate-income persons or areas.
7	Project Name	Economic Development Initiatives
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development and Job Creation
	Funding	\$24,697
	Description	Funds will support eligible economic development activities that promote job creation, retention, and small business growth for the benefit of low- and moderate-income residents. Activities may include technical assistance to small businesses, support for microenterprise development, and other initiatives that strengthen the local economy and expand employment opportunities. All activities will meet a national objective, primarily through the creation or retention of jobs for low- and moderate-income persons.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 low- and moderate-income individuals and/or microenterprise owners are expected to benefit through job creation/retention activities, business support services, or economic opportunities generated by funded initiatives.
	Location Description	Citywide
8	Planned Activities	Provision of economic development activities, including small business technical assistance, microenterprise support, and job creation or retention efforts that primarily benefit low- and moderate-income persons, in compliance with CDBG national objectives.
	Project Name	Employment Training
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development and Job Creation
	Funding	\$215,000

	Description	This activity will support employment training and workforce development programs designed to improve job readiness, increase employability, and connect low- and moderate-income individuals to sustainable employment opportunities. Eligible activities may include job training, career readiness workshops, resume development, interview preparation, skills certification programs, and partnerships with local employers and training providers. Services will prioritize individuals facing barriers to employment, including unemployed and underemployed residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75–100 low- and moderate-income individuals, including unemployed, underemployed, and job-seeking residents, are expected to benefit from employment training and workforce development services.
	Location Description	Citywide
	Planned Activities	Provision of job training programs, workforce readiness workshops, career counseling, job placement assistance, and partnerships with local employers and training providers to support employment outcomes for low- and moderate-income residents.

Table 8: Project Summary

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

The primary objective of the federal Community Development Block Grant (CDBG) program is to cultivate viable, resilient communities by providing decent housing, suitable living environments, and expanded economic opportunities, with a primary focus on low- and moderate-income (LMI) individuals and families. To achieve these goals, the City directs CDBG funding toward a comprehensive range of eligible activities. These include the enhancement of community facilities and infrastructure, housing rehabilitation and preservation, affordable housing initiatives, essential public services, economic development programs, and necessary planning and administration.

To ensure that CDBG investments yield the maximum benefit and align with the City's strategic vision, project selection is guided by a rigorous prioritization system. Funding allocations are evaluated and selected based on the following core criteria:

- Statutory Compliance: Strict adherence to federal CDBG regulations and the fulfillment of national objectives.
- Targeted LMI Impact: Direct alignment with the identified needs of LMI residents and a focus on revitalizing LMI neighborhoods.
- Resource Maximization: The ability to coordinate efforts and strategically leverage additional public, private, or non-profit funding sources.
- Community Responsiveness: A clear response to the expressed needs and priorities of residents gathered through community outreach.
- Enduring Benefit: The project's capacity for sustainability and its potential to deliver a long-term, positive impact on the community.
- Measurable Outcomes: The ability of the project or program to demonstrate clear, quantifiable progress and successful execution.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Compton's rationale for geographically allocating investments is grounded in a data-driven and data-driven approach prioritizing low- and moderate-income areas that prioritizes neighborhoods with the greatest concentrations of need. Using indicators such as poverty rates, cost-burdened households, housing condition, and access to services, the City targets resources to areas where low- and moderate-income residents face the most significant challenges. This includes neighborhoods with aging housing stock, higher rates of overcrowding, and increased risk of displacement. Data from sources such as the Comprehensive Housing Affordability Strategy

(CHAS), local needs assessments, and input gathered through community engagement processes help ensure that investments are directed to areas where they will have the greatest impact.

Discussion

In addition, the City aligns its geographic priorities with federal requirements established by the U.S. Department of Housing and Urban Development, including the designation of Low- and Moderate-Income (LMI) areas and compliance with national objectives for programs such as Community Development Block Grant (CDBG). Compton also considers factors such as proximity to public transportation, access to employment opportunities, and availability of community facilities when determining where to invest resources. By focusing on high-need areas while supporting broader community revitalization, the City aims to reduce disparities, improve housing stability, and promote equitable economic development across all neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The AP-55 Affordable Housing section outlines the City of Compton's one-year goals and strategies to expand and preserve safe, decent, and affordable housing for low- and moderate-income residents. Guided by priorities identified in the Consolidated Plan and in alignment with requirements of the U.S. Department of Housing and Urban Development, this section details how federal resources—particularly Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds—will be used to support housing production, rehabilitation, and tenant-based assistance. Emphasis is placed on addressing the needs of vulnerable populations, including extremely low-income households, seniors, persons with disabilities, and individuals and families experiencing or at risk of homelessness.

Through targeted investments and strategic partnerships with nonprofit developers, housing providers, and regional agencies, the City aims to increase the availability of affordable housing while preserving existing units and preventing displacement. This section also establishes measurable outcomes related to the number of households assisted, housing units created or improved, and individuals supported through housing stability programs. Overall, AP-55 serves as a framework for implementing Compton's housing priorities and ensuring that resources are used effectively to improve access to affordable housing across the community.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	16
Special-Needs	0
Total:	16

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total:	16

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Public housing serves as a foundational component of the social safety net, providing critical, affordable living solutions that address housing insecurity, reduce poverty, and promote community-wide stability. In alignment with these goals, this Consolidated Plan outlines the strategic vision and administrative efforts of the Compton Housing Authority (CHA), the public entity tasked with overseeing affordable housing initiatives and services in Compton, California. Driven by the primary objective of ensuring low-income residents have access to safe, decent, and affordable housing, the CHA leverages federal resources—most notably the Housing Choice Voucher Program (Section 8)—to assist vulnerable populations, including families, seniors, and disabled individuals, in securing private-market rentals. Furthermore, this plan details the CHA's ongoing commitment to expanding and preserving Compton's affordable housing stock through strategic collaborations with developers and nonprofit organizations, ultimately working to enhance the overall living conditions and economic vitality of our community.

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

While public housing remains a critical need for low-income populations, the Compton Housing Authority (CHA) does not directly own, manage, or operate traditional public housing developments. Consequently, the City of Compton's strategy for the upcoming year relies on robust inter-agency partnerships, strategic advocacy, and the administration of complementary housing programs to meet the needs of its residents.

During the next year, the City of Compton plan to undertake the following actions to address public housing needs:

1. Strategic Partnership with the Los Angeles County Development Authority (LACDA)

The City of Compton will continue to work closely with and support the efforts of LACDA, which serves as the primary agency responsible for managing and maintaining traditional public housing units available to Compton residents. Over the next year, the City plans to:

- **Facilitate Referrals and Access:** Maintain open lines of communication with LACDA to ensure that eligible Compton residents are seamlessly referred to available county-managed public housing resources and waitlists.
- **Support Funding and Development Initiatives:** Support LACDA in its applications for federal, state, and regional funding aimed at preserving, rehabilitating, or expanding public housing stock that serves the broader Compton community.

2. Alignment of Supportive Services

Compton will work to align its broader community development strategies to support residents who rely on public housing assistance. This includes ensuring that residents living in LACDA-supported housing or utilizing CHA vouchers have equitable access to city-sponsored public services, transit improvements, job training programs, and neighborhood revitalization efforts

funded through other federal grants (such as CDBG or HOME funds).

3. Preservation and Expansion of Affordable Housing

While not traditional public housing, the City of Compton will actively collaborate with nonprofit organizations and private developers to construct and preserve affordable rental properties. By incentivizing the development of low- and moderate-income housing units, the City aims to alleviate the immense demand placed on the regional public housing system and provide alternative, sustainable housing options for its most vulnerable residents.

Through this collaborative and multi-tiered approach, the City of Compton will ensure that the public housing needs of its residents are actively addressed, leveraging regional partnerships with LACDA while maximizing its own local housing resources.

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

The City of Compton recognizes that homeownership is a fundamental catalyst for generational wealth building, economic empowerment, and long-term neighborhood stability. To foster these outcomes, the City remains deeply committed to supporting and promoting viable pathways to homeownership for its low- and moderate-income residents through a comprehensive, multi-pronged approach.

To ensure prospective buyers are well-prepared for the financial and legal realities of purchasing property, the City will continue to facilitate access to robust homeownership counseling and education programs. These resources are designed to demystify the homebuying process and equip residents with essential tools for success. Educational initiatives will cover critical topics such as financial literacy, credit repair and readiness, navigating mortgage qualifications, avoiding predatory lending, and understanding the long-term responsibilities of property maintenance. By emphasizing proactive education, Compton aims to foster sustainable homeownership and mitigate the risk of future foreclosures. Recognizing that upfront financial barriers frequently prevent families from entering the housing market, the City actively collaborates with a network of local nonprofit organizations and housing advocates to bridge this gap.

A cornerstone of this collaborative effort is the strategic deployment of federal HOME Investment Partnerships Program (HOME) funds. Through the HOME program, the City can provide vital financial assistance—such as down payment and closing cost subsidies—to eligible households. Together, these targeted educational resources and financial mechanisms provide a vital support system, successfully empowering residents to transition from renting to owning while simultaneously investing in the enduring economic vitality of the Compton community.

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

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

Introduction

The AP-65 section of the City of Compton’s Annual Action Plan delineates the strategic framework for mitigating homelessness and supporting vulnerable populations with special needs. Because the City does not receive direct allocations of Emergency Solutions Grant (ESG) funds, its approach is deeply rooted in robust regional collaboration. The City works in close coordination with the Los Angeles Homeless Services Authority (LAHSA)—the lead agency for the regional Continuum of Care (CoC)—and local service providers to ensure that Compton residents have equitable access to essential, county-funded homelessness interventions.

Targeted Outreach and the Coordinated Entry System (CES)

To address the immediate needs of the unsheltered population, the City of Compton prioritizes proactive street outreach and comprehensive needs assessments. By partnering with established, specialized service providers such as HOPICS (Homeless Outreach Program Integrated Care System) and Volunteers of America (VOA), the City ensures that individuals and families experiencing homelessness are actively engaged rather than marginalized. These outreach teams are critical first responders, evaluating individual vulnerabilities and directly connecting residents to the regional Coordinated Entry System (CES). The CES serves as the primary, streamlined gateway for matching residents with rapid re-housing, shelter placement, and vital supportive resources.

Interim Accommodations and Permanent Supportive Housing

Addressing the urgent need for safe, immediate refuge, Compton actively supports the regional expansion of interim housing and emergency shelter capacities. While physical shelter infrastructure within the city limits may be constrained, Compton leverages its partnership with LAHSA to secure rapid regional placements for residents in crisis. Furthermore, the City champions the development and sustained availability of Permanent Supportive Housing (PSH). PSH is recognized as a critical solution for chronically homeless individuals and families, particularly those facing severe, compounding barriers such as co-occurring mental health disorders, physical disabilities, or substance use challenges.

Wraparound Services for Long-Term Self-Sufficiency

Recognizing that housing placement alone is often insufficient to guarantee long-term stability, the City of Compton strongly advocates for the integration of comprehensive wraparound services. Compton supports the delivery of holistic, person-centered care—encompassing mental health counseling, substance abuse treatment, ongoing case management, legal aid, and workforce readiness programs. These essential services, primarily administered by LAHSA-funded regional partners and supported by state and federal resources, are designed to address the root causes of housing instability and empower special needs populations toward sustained self-sufficiency.

Strategic Alignment and Advocacy

Ultimately, Compton’s approach to addressing homelessness and special needs is anchored in

cross-agency collaboration, data-driven planning, and steadfast advocacy. By operating as an active and vocal participant in the broader Los Angeles County region, the City ensures that its most vulnerable residents are prioritized and included in comprehensive regional efforts to reduce and ultimately eradicate homelessness.

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 strategy to reduce and end homelessness emphasizes proactive outreach and thorough needs assessment, with a particular focus on individuals who are unsheltered. In partnership with the Los Angeles Homeless Services Authority (LAHSA) and local service providers such as HOPICS and Volunteers of America, the City will continue connecting individuals living on the streets, in encampments, or in vehicles to housing and supportive services through the Coordinated Entry System (CES).

Outreach teams will maintain consistent engagement in high-need areas, using standardized assessment tools to evaluate housing status, health conditions, and other critical needs. These assessments are used to prioritize individuals for housing placement based on vulnerability, duration of homelessness, and other risk factors. Targeted efforts will focus on chronically homeless individuals, families with children, unaccompanied youth, and persons with disabilities.

Over the next year, the City of Compton will also expand outreach events and strengthen collaboration with regional partners to better identify individuals who may not access traditional service locations. Efforts will include distributing hygiene kits and resource guides, as well as providing direct referrals to shelters, mental health services, and substance use treatment. Collectively, these strategies are intended to build trust with unsheltered populations, reduce barriers to care, and ensure more timely and equitable access to housing and supportive services across the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

To effectively address the emergency shelter and transitional housing needs of persons experiencing homelessness, the City of Compton will implement a collaborative, capacity-building strategy that maximizes regional partnerships while actively expanding local resources. Recognizing the current limitations of its internal shelter infrastructure and the absence of direct Emergency Solutions Grant (ESG) funding, the City's foundational approach will rely on deepening its coordination with the Los Angeles Homeless Services Authority (LAHSA) to ensure that Compton residents are seamlessly connected to regional shelter networks via the Coordinated Entry System (CES). Simultaneously, the City will work to increase its local interim housing inventory by engaging faith-based organizations, non-profit service providers, and private developers to identify and repurpose underutilized properties—such as vacant commercial spaces

or local motels—into safe, non-congregate emergency shelters and transitional housing units.

To finance these local developments, Compton will aggressively pursue competitive state and federal funding opportunities, including Community Development Block Grant (CDBG) allocations and state-level homelessness intervention grants. Crucially, the City will mandate that any supported emergency or transitional housing programs be tightly integrated with comprehensive, on-site wraparound services, utilizing partners like HOPICS and Volunteers of America to provide the intensive case management, mental health care, and employment support necessary to help individuals successfully transition from temporary accommodations into permanent, stable housing.

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

To effectively transition homeless populations—particularly chronically homeless individuals, families with children, veterans, and unaccompanied youth—into permanent housing and independent living, the City of Compton will champion a comprehensive "Housing First" strategy coupled with targeted, population-specific interventions. To shorten the duration of homelessness, the City will deepen its collaboration with the Los Angeles Homeless Services Authority (LAHSA) to expedite client matching through the Coordinated Entry System (CES) and implement local landlord incentive programs designed to rapidly unlock available private-market rental units. Facilitating access to affordable housing will be driven by maximizing the Compton Housing Authority's resources, including the utilization of specialized subsidies like HUD-VASH for veterans, while strategically deploying HOME funds to incentivize the development of new permanent supportive housing.

To ensure long-term stability and prevent individuals from returning to homelessness, Compton will mandate robust, post-placement retention strategies. By partnering with regional service providers, Compton will ensure that newly housed residents receive critical, ongoing wraparound services—such as intensive case management, mental health counseling, workforce development, and emergency eviction prevention assistance—empowering them to maintain their housing and achieve enduring self-sufficiency.

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

housing, health, social services, employment, education, or youth needs.

To prevent homelessness among low-income individuals and families, the City of Compton will implement a proactive, coordinated strategy centered on financial stabilization, cross-agency collaboration, and effective discharge planning. The City will leverage available resources, including Community Development Block Grant (CDBG) funds, to support eviction prevention efforts, emergency rental and utility assistance, and access to tenant legal services, helping extremely low-income households remain stably housed.

To address the needs of highly vulnerable individuals exiting publicly funded institutions—such as hospitals, mental health facilities, foster care systems, and correctional programs—the City will work in partnership with Los Angeles County agencies to support and advance standardized, countywide discharge planning protocols. These efforts are intended to ensure that individuals are connected to bridge housing or appropriate supportive services upon exit, rather than being released into homelessness.

In addition, the City will strengthen cross-sector partnerships with public and private providers of health care, social services, education, and workforce development. By incorporating housing stability screenings into these service systems, Compton can identify households at risk of displacement early and deploy targeted interventions. This integrated approach is designed to stabilize families, preserve existing housing, and prevent homelessness before it occurs.

Discussion:

Not Applicable.

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

Introduction:

The AP-75 Barriers to Affordable Housing section examines the impact of local public policies, regulatory frameworks, and market conditions on the cost, development, and preservation of affordable housing within the City of Compton. While the City is deeply committed to expanding housing opportunities for its low- and moderate-income residents, systemic challenges—such as complex zoning and land-use ordinances, stringent environmental regulations, high development impact fees, and lengthy entitlement processes—can inadvertently constrain the housing supply and drive-up development costs.

In this section, the City outlines its strategic efforts to identify and mitigate these regulatory and administrative barriers. By working to streamline the permitting process, updating zoning codes to encourage higher-density and mixed-use developments, and offering targeted incentives to affordable housing developers, Compton aims to cultivate a more favorable regulatory environment that accelerates the production, rehabilitation, and accessibility of affordable housing across the community.

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

To actively remove and mitigate the negative effects of public policies that serve as barriers to affordable housing, the City of Compton has planned a comprehensive set of actions focused on regulatory reform, administrative efficiency, and financial incentivization. Recognizing that complex land use controls and high development costs can stifle housing production, the City of Compton will implement the following strategies over the next year:

Zoning Ordinance Updates and Land Use Flexibility

The City of Compton will continuously review and modernize its zoning code to encourage diverse housing types. This includes promoting higher-density, transit-oriented, and mixed-use developments along major commercial corridors to maximize land use efficiency. Furthermore, the City will actively facilitate the development of Accessory Dwelling Units (ADUs) and Junior ADUs by providing streamlined guidelines and pre-approved plans, offering homeowners a simplified pathway to add affordable units to existing single-family lots without triggering restrictive growth limitations.

Streamlining Entitlements and Permitting Processes

Because lengthy approval timelines directly increase holding costs and negatively impact the return on residential investment, Compton is committed to expediting the entitlement and building permit processes for affordable housing projects. The City plans to implement fast-track processing and provide dedicated staff assistance—acting as a liaison to help developers navigate building codes,

environmental reviews, and planning commission approvals more efficiently.

Mitigating Development Fees and Charges

To address the financial barriers posed by local fees and exactions, the City will explore and implement policies to reduce, waive, or defer planning, building, and development impact fees for projects that include a significant percentage of affordable units. By lowering these upfront capital requirements, the City improves the financial feasibility of projects catering to low- and moderate-income households, making affordable development more attractive to private and non-profit builders.

Leveraging Density Bonuses and State Legislation

To counteract restrictive local land use controls and zoning ordinances, Compton will aggressively implement and promote California's Density Bonus Law alongside other state-level housing mandates (such as SB 35 and SB 9). By offering density bonuses, reduced parking requirements, and flexible development standards (e.g., relaxed setback or height restrictions), the City will incentivize developers to integrate affordable units into market-rate projects. These concessions directly improve the return on investment for developers while ensuring the sustained growth of the city's affordable housing inventory.

Discussion:

Not Applicable.

AP-85 Other Actions – 91.220(k)

Introduction:

The AP-85 Other Actions section details the comprehensive, cross-cutting strategies the City of Compton will implement over the coming year to advance the overarching goals established in its Strategic Plan. While much of the Annual Action Plan focuses on specific housing and community development projects, this section highlights the systemic and supportive initiatives necessary to create a resilient and equitable community. Specifically, this section outlines the City's proactive measures to:

- 1) identify and overcome persistent obstacles to meeting the needs of underserved populations.
- 2) actively foster the development and long-term maintenance of affordable housing.
- 3) mitigate health risks by reducing lead-based paint hazards in older homes.
- 4) implement holistic anti-poverty strategies to reduce the number of families living below the poverty line.
- 5) strengthen the internal and external institutional structures that govern program delivery; and
- 6) enhance coordination among public agencies, non-profit organizations, and private partners to ensure the efficient and impactful use of federal resources.

Actions planned to address obstacles to meeting underserved needs

The City of Compton will implement a coordinated, multi-system approach to address obstacles to meeting underserved needs, focusing on strengthening partnerships, expanding capacity, and improving service delivery. The City will deepen collaboration with the Los Angeles Homeless Services Authority, Los Angeles County agencies, and local nonprofit providers to better align housing, behavioral health, and workforce systems, streamline referrals, and reduce duplication of services. Efforts will also include expanding the capacity of community-based organizations—particularly those serving historically underserved populations—through targeted funding, technical assistance, and prioritization of culturally competent providers.

To further reduce barriers, Compton will increase access to affordable housing through the strategic use of federal resources, including Community Development Block Grant (CDBG) and HOME funds, to support housing development, rehabilitation, and tenant assistance programs. The City will also expand outreach and engagement efforts in underserved communities through multilingual communication, community-based partnerships, and streamlined application processes to improve awareness and accessibility of services. By prioritizing program design and targeting investments toward populations and neighborhoods with the highest unmet needs, the City aims to reduce disparities, stabilize households, and ensure more inclusive and effective delivery of housing and supportive services.

Actions planned to foster and maintain affordable housing

The City of Compton will implement a comprehensive strategy to foster and maintain affordable housing by leveraging federal, state, and local resources to support both the development of new

units and the preservation of existing housing stock. The City will utilize funding sources such as Community Development Block Grant (CDBG) and HOME Investment Partnerships funds to assist with the construction, acquisition, and rehabilitation of affordable rental and ownership housing. Priority will be given to projects that serve extremely low- and very low-income households, including seniors, persons with disabilities, and families at risk of displacement. Compton will also continue to partner with affordable housing developers, community development corporations, and financial institutions to expand the supply of quality, affordable housing, while encouraging mixed-income developments that promote economic diversity and neighborhood stability.

To preserve existing affordable housing, the City will invest in rehabilitation programs for owner-occupied and rental properties, including assistance for necessary repairs, code compliance, and accessibility improvements. Efforts will also focus on preventing the loss of affordable units due to expiring affordability restrictions or deferred maintenance. In addition, the City will support tenant protection strategies, including eviction prevention programs, rental assistance, and access to legal resources, to help residents remain stably housed. Through coordinated planning and partnerships with entities such as the Los Angeles County and regional housing stakeholders, Compton will continue to promote long-term housing affordability, improve living conditions, and reduce housing instability across the community.

Actions planned to reduce lead-based paint hazards

The City of Compton will take a proactive approach to reducing lead-based paint hazards by focusing on education, inspection, and remediation in older housing units, particularly those constructed prior to 1978. Using Community Development Block Grant (CDBG) and HOME Investment Partnerships funds, the City will support lead hazard control activities as part of its housing rehabilitation programs, ensuring that federally assisted projects comply with lead-safe housing regulations established by the U.S. Department of Housing and Urban Development. These efforts will include lead risk assessments, paint stabilization, and abatement measures performed by certified contractors. Priority will be given to low- and moderate-income households with young children, who are at the greatest risk of lead exposure.

In addition, the City will expand public outreach and education initiatives to raise awareness about the dangers of lead-based paint and the importance of early detection and prevention. Compton will collaborate with Los Angeles County Department of Public Health and local healthcare providers to promote blood lead level screening for children and to provide resources for families living in at-risk housing. The City will also ensure that property owners, landlords, and contractors are informed about lead-safe work practices and compliance requirements. Through coordinated enforcement, targeted investments, and community engagement, Compton aims to reduce environmental health risks, protect vulnerable residents, and improve overall housing quality.

Actions planned to reduce the number of poverty-level families

The City of Compton will implement a coordinated economic mobility strategy to reduce the number of families living in poverty by expanding access to employment, education, and income supports. The City will strengthen partnerships with the Los Angeles County Department of

Economic Opportunity, local workforce development boards, and community-based organizations to connect residents to job training, career pathways, and living-wage employment opportunities in high-demand sectors. Workforce initiatives will prioritize youth, single-parent households, and individuals with barriers to employment, including those experiencing homelessness or returning from the justice system. In addition, the City will support small business development and entrepreneurship through technical assistance, access to capital, and local hiring initiatives to stimulate economic growth and job creation within the community.

To further stabilize low-income households, Compton will expand access to supportive services and financial assistance programs that reduce cost burdens and increase household income. This includes leveraging Community Development Block Grant (CDBG) and other funding sources to support childcare assistance, transportation access, and housing stability programs such as rental assistance and eviction prevention. The City will also collaborate with the Los Angeles County Department of Public Social Services and nonprofit partners to increase enrollment in public benefits programs, including CalWORKs, CalFresh, and other safety net services. By integrating workforce development, supportive services, and housing stability efforts, the City aims to create pathways out of poverty, improve financial resilience, and enhance long-term economic well-being for Compton families.

Actions planned to develop institutional structure

The City of Compton will strengthen its institutional structure by enhancing coordination, accountability, and capacity across departments and partner organizations involved in housing and community development. The City will continue to align efforts among internal departments, local nonprofits, and regional partners such as the Los Angeles Homeless Services Authority and Los Angeles County to ensure a more integrated and efficient service delivery system. This includes formalizing interagency collaboration through working groups, shared protocols, and regular coordination meetings to improve communication, reduce duplication of efforts, and better respond to community needs. The City will also strengthen its use of data systems, including the Homeless Management Information System (HMIS) and other reporting tools, to support performance monitoring, outcome tracking, and informed decision-making.

To further build institutional capacity, Compton will invest in staff development, technical assistance, and process improvements that enhance program implementation and compliance with federal requirements. The City will provide training for staff and subrecipients on grant management, fair housing, and program delivery standards to ensure effective use of resources such as CDBG and HOME funds. In addition, Compton will expand partnerships with community-based organizations, particularly those serving underserved populations, by offering capacity-building support and promoting equitable access to funding opportunities. Through these efforts, the City aims to create a more responsive, transparent, and resilient institutional framework capable of effectively addressing housing, homelessness, and community development priorities.

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

service agencies

The City of Compton will strengthen coordination between public and private housing and social service agencies by formalizing partnerships, improving communication, and aligning service delivery systems. The City will continue to collaborate closely with the Los Angeles Homeless Services Authority, Los Angeles County departments, local housing authorities, and nonprofit service providers to ensure a seamless, coordinated response to housing instability and homelessness. This will include participation in regional planning efforts, the Coordinated Entry System (CES), and the Homeless Management Information System (HMIS) to streamline referrals, prioritize individuals based on need, and reduce duplication of services. Regular interagency meetings, shared protocols, and joint initiatives will further support collaboration and improve outcomes for residents.

In addition, the City will enhance partnerships with private sector stakeholders, including developers, property owners, healthcare providers, and financial institutions, to expand access to housing and supportive services. Compton will promote public-private collaborations that support affordable housing development, tenant support programs, and service-enriched housing opportunities. The City will also work to integrate housing with health, behavioral health, and workforce services by coordinating with hospitals, mental health agencies, and employment service providers to ensure residents receive holistic support. Through these combined efforts, Compton aims to create a more efficient, responsive, and inclusive network of services that improves housing stability and overall quality of life for its residents.

Discussion:

Not Applicable.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The AP-90 Program Specific Requirements section outlines how the City of Compton will comply with federal regulations governing the use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other applicable funding sources administered by the U.S. Department of Housing and Urban Development. This section provides detailed information on program administration, including income targeting, eligible activities, anti-displacement and relocation provisions, and other regulatory requirements designed to ensure that funds are used effectively and in accordance with federal guidelines. It also highlights the City's commitment to transparency, accountability, and equitable distribution of resources, with a focus on benefiting low- and moderate-income households.

Through this framework, Compton demonstrates its capacity to manage federal funds responsibly while addressing priority housing and community development needs identified in the Consolidated Plan. The City will ensure that all funded activities meet national objectives, comply with applicable cross-cutting requirements, and are implemented in a manner that promotes fair housing, prevents displacement, and maximizes community impact. This section serves as a guide for program implementation, reinforcing the City's commitment to regulatory compliance and the strategic use of resources to improve living conditions for Compton residents.

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	\$0
Total Program		\$0
Other CDBG Requirements		
1	The amount of urgent need activities	\$0

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

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

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

To ensure compliance with federal regulations and safeguard public investments in affordable housing, the City of Compton strictly adheres to the recapture requirements outlined in 24 CFR §92.254 for all homebuyer activities assisted by the HOME Investment Partnerships Program. For initiatives such as the First Time Homebuyer Program, the City integrates a formal recapture provision into all written agreements and long-term affordability covenants. This regulatory mechanism provides the homeowner with the flexibility to sell their property to any willing buyer at market value during the mandated period of affordability. However, upon the transfer or sale of the property, the City is legally authorized to recover all, or a calculated portion of the direct HOME subsidy initially provided to the buyer. To ensure this requirement is legally binding and transparent, the specific terms of the recapture provision are explicitly codified within the recorded Loan Agreement and the Second Deed of Trust, executed between the City and the homebuyer at the time of purchase.

The methodology for executing this recapture is carefully structured to be equitable and strictly limited to the funds available upon the property's sale. The City calculates the recapture amount based exclusively on the "Net Proceeds" generated from the transaction. Net Proceeds are formally defined as the final sales price of the home, minus the repayment of any superior, non-HOME debt (such as the primary mortgage) and any standard closing costs borne by the seller. This ensures that the homeowner is not financially penalized beyond the equity generated by the sale. Crucially, the City's policy strictly dictates that under no circumstances will the recaptured amount exceed the actual net proceeds available. If the net proceeds are insufficient to cover the full amount of the original HOME subsidy, the City will only recapture what is available, effectively forgiving the remainder and protecting the low- to moderate-income seller from incurring out-of-pocket debt as a result of the sale.

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

A "Direct HOME Subsidy" is defined as the total financial assistance provided to enable a homebuyer to purchase a property. This encompasses down payment assistance, closing cost support, interest rate subsidies, and any direct financial intervention that reduces the final purchase price from fair market value to an affordable rate. Additionally, if HOME funds are utilized to

subsidize the development of a property and the unit is subsequently sold below fair market value, the difference between the fair market value and the actual purchase price is legally classified as a direct subsidy to the buyer.

In exchange for this financial assistance, the City of Compton mandates a 15-year period of affordability. The City is authorized to recapture all or a calculated portion of the Direct HOME Subsidy from available Net Proceeds if the property is sold—whether voluntarily or involuntarily—or if it ceases to be the homebuyer’s principal residence at any point during this 15-year timeframe.

Recapture Calculation and Forgiveness Schedule

To determine the specific recapture amount, the City employs a pro-rata reduction method based on the length of time the homeowner has resided in the property. The repayment schedule is structured as follows:

- **Years 1 through 5:** The entire Direct HOME Subsidy (100%) is due and payable upon the sale or transfer of the property.
- **Years 6 through 15:** Commencing on the sixth anniversary of the property acquisition, ten percent (10%) of the original Direct HOME Subsidy is forgiven annually, provided the homeowner continuously occupies the home as their principal residence.

Foreclosure and Deed in Lieu Provisions

In the event of a foreclosure or if the homeowner executes a deed in lieu of foreclosure, the pro-rata forgiveness schedule is immediately voided. Under these circumstances, the City will seek to recapture the full, original amount of the Direct HOME Subsidy from the available net proceeds, consistent with federal regulations, if the net proceeds generated from the foreclosure sale are insufficient to cover the full subsidy amount, the City will only recapture the funds actually available from the net proceeds, ensuring the homeowner is not burdened with debt beyond the property’s value.

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

Under the 2026 Annual Action Plan, the City of Compton does not intend to allocate HOME Investment Partnerships Program (HOME) funds for the purpose of refinancing existing debt secured by multifamily housing properties undergoing HOME-assisted rehabilitation.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not applicable.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in**

benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

July 14, 2026

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: TURMEL WOODS, GRANTS COMPLIANCE MANAGER

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 EMPOWERING REACH FOUNDATION FOR SUPPORTIVE SERVICES USING HOME-AMERICAN RESCUE PLAN (HOME-ARP) FUNDS IN THE AMOUNT OF (\$870,446.12)

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a professional service agreement with and establish a purchase order in the amount of Eight Hundred Seventy Thousand Four Hundred Forty-Six Dollars and Twelve Cents (\$870,446.12) for Supportive Services for the qualifying population living in the City of Compton.

BACKGROUND

In 2021, the City of Compton received a Grant Agreement from the U.S. Department of Housing and Urban Development (HUD) for HOME-ARP funds intended to address the needs of qualifying populations, including individuals and households experiencing homelessness or housing instability. HUD required the City to develop and submit an eligible proposal for approval by May 2023. Failure to do so would have resulted in the City forfeiting its HOME-ARP allocation. In response, the City undertook the required planning and compliance steps to preserve the funding and ensure alignment with HUD HOME-ARP regulations to address the needs of qualifying populations, including individuals and households experiencing homelessness or housing instability.

On October 30, 2025, the City released a Request for Proposals (RFP) for HOME-ARP Supportive Services. The proposal deadline was November 17. The RFP sought qualified nonprofit organizations to deliver supportive services consistent with HUD HOME-ARP regulations, including housing stabilization and related services. The five (5) firms were selected based on their responsiveness, qualifications, costs, work experience and professional expertise. The following five (5) proposal are as follow:

<u>Firm</u>	<u>Amount</u>	<u>Service Proposed</u>
Volunteers of America	\$870,446	Supportive Services
New Beginnings	\$691,592	Supportive Services
Fair Housing Foundation	\$870,444.12	Supportive Services
REACH Foundation	\$870,444	Supportive Services
HOPICS	\$600,000	Supportive Services

Proposals were reviewed by City evaluation panel using criteria outlined in the RFP, including:

- Program design and service delivery approach
- Organizational capacity and experience
- Financial management and compliance readiness
- Alignment with HOME-ARP eligible activities

SELECTION PROCESS

The review committee determined that the proposal submitted by Empowering R.E.A.C.H. Foundation was complete and responsive to the RFP and demonstrated the organizational capacity to deliver eligible supportive services for the 24-month period. Although the nonprofit organization is relatively new, its leadership team brings more than 20 years of combined experience in the housing and healthcare industries. In addition, the organization's leadership has operated a for-profit business in South Los Angeles for more than 20 years, demonstrating deep roots, established relationships, and a long-standing commitment to serving underserved communities.

The organization's multidisciplinary service model includes a Nurse Practitioner who can provide mental health assessments, treatment planning, and medical management, as appropriate. The organization also demonstrated strong connections to housing resources, workforce development opportunities, and social services, with staff trained in the delivery and coordination of wraparound services. This integrated approach will allow participants to receive individualized support that addresses immediate needs while promoting housing stability, self-sufficiency, and long-term well-being.

A significant factor in the committee's evaluation was the organization's demonstrated commitment to ensuring the long-term sustainability of services beyond the HOME-ARP funding period. Since applying for HOME-ARP funding, the organization's owners have purchased a building within the City, further demonstrating a long-term investment in the community and the capacity to maintain a local presence and continue providing services beyond the grant term.

STATEMENT OF ISSUE

Staff request authorization for the City Manager to enter into a service agreement with Empowering R.E.A.C.H Foundation for supportive services for the City of Compton. The City anticipates that the selected agency and the lowest bidder will work collaboratively, where appropriate to leverage their respective resources, expertise and community connections to address the homelessness challenges facing the City. This collaborative approach will help strengthen the local service delivery network, reduce duplication of services and provide more coordinated and comprehensive support to individuals and families experiencing or at risk of homelessness. Selection for the award was based on overall best fit to the City and the requirements of the RFP, not price alone.

FINANCIAL IMPACT

Funds in the amount of Eight Hundred Seventy Thousand Four Hundred Forty-Six Dollars and Twelve Cents (\$870,446.12) are available in Grants Department Contract Services 2026-2027 Fiscal Year Budget in Account No. 2823-540-000-4266.

RECOMMENDATION

Staff recommends that the attached Resolution be adopted.

**TURMEL WOODS
GRANTS COMPLIANCE MANAGER**

APPROVED FOR FORWARD

**JEROME G. GROOMES
INTERIM CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZE THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR EMPOWERING REACH FOUNDATION FOR SUPPORTIVE SERVICES USING HOME-AMERICAN RESCUE PLAN (HOME-ARP) FUNDS IN THE AMOUNT OF (\$870,444)

WHEREAS, adoption of this resolution will authorize the City Manager to enter into a professional service agreement with and establish a purchase order in the amount of Eight Hundred Seventy Thousand Four Hundred Forty-Four Dollars (\$870,444) for Supportive Services for the qualifying population living in the City of Compton; and

WHEREAS, in 2021, the City of Compton received a Grant Agreement from the U.S. Department of Housing and Urban Development (HUD) for HOME-ARP funds intended to address the needs of qualifying populations, including individuals and households experiencing homelessness or housing instability; and

WHEREAS, HUD required the City to develop and submit an eligible proposal for approval by May 2023. Failure to do so would have resulted in the City forfeiting its HOME-ARP allocation. In response, the City undertook the required planning and compliance steps to preserve the funding and ensure alignment with HUD HOME-ARP regulations to address the needs of qualifying populations, including individuals and households experiencing homelessness or housing instability; and

WHEREAS, On October 30, 2025, the City released a Request for Proposals (RFP) for HOME-ARP Supportive Services. The proposal deadline was November 17. The RFP sought qualified nonprofit organizations to deliver supportive services consistent with HUD HOME-ARP regulations, including housing stabilization and related services. The five (5) firms were selected based on their responsiveness, qualifications, costs, work experience and professional expertise. The following five (5) proposals are as follows:

<u>Firm</u>	<u>Amount</u>	<u>Service Proposed</u>
Volunteers of America	\$870,446	Supportive Services
New Beginnings	\$691,592	Supportive Services
Fair Housing Foundation	\$870,444.12	Supportive Services
REACH Foundation	\$870,444	Supportive Services
HOPICS	\$600,000	Supportive Services;

and

WHEREAS, Proposals were reviewed by a City evaluation panel using criteria outlined in the RFP, including:

- Program design and service delivery approach
- Organizational capacity and experience
- Financial management and compliance readiness

Alignment with HOME-ARP eligible activities; and

WHEREAS, The review committee determined that the proposal submitted by Empowering R.E.A.C.H. Foundation was complete and responsive to the RFP and demonstrated the organizational capacity to deliver eligible supportive services for the 24-month period. Although the nonprofit organization is relatively new, its leadership team brings more than 20 years of combined experience in the housing and healthcare industries. In addition, the organization's leadership has operated a for-profit business in South Los Angeles for more than 20 years, demonstrating deep roots, established relationships, and a long-standing commitment to serving underserved communities; and

WHEREAS, a significant factor in the committee's evaluation was the organization's demonstrated commitment to ensuring the long-term sustainability of services beyond the HOME-ARP funding period. Since applying for HOME-ARP funding, the organization's owners have purchased a building within the City, further demonstrating a long-term investment in the community and the capacity to maintain a local presence and continue providing services beyond the grant term; and

WHEREAS, the City anticipates that the selected agency and the lowest bidder will work collaboratively, where appropriate to leverage their respective resources, expertise and community connections to address the homelessness challenges facing the City. This collaborative approach will help strengthen the local service delivery network, reduce duplication of services and provide more coordinated and comprehensive support to individuals and families experiencing or at risk of homelessness. Selection for the award was based on overall best fit to the City and the requirements of the RFP, not price alone.
; and

WHEREAS, funds in the amount of Eight Hundred Seventy Thousand Four Hundred Forty-Four Dollars (\$870,444) are available in Grants Department Contract Services 2025-2026 Fiscal Year Budget in Account No. 2823-540-000-4266.

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

SECTION 1. That the City Manager, on the advice and approval of the City Attorney is hereby authorized to enter into a professional service agreement and establish a purchase order with Empowering REACH Foundation.

SECTION 2. That the City Manager hereby is authorized to issue a purchase order to Empowering REACH Foundation in an amount not to exceed Eight Hundred Seventy Thousand Four Hundred Forty-Four Dollars (\$870,444).

SECTION 3. That funds for this expenditure is available in the Grants Management Division 2025-2026 Fiscal Year Budget in Account No. 2823-540-000-4266 Contract Services.

SECTION 4. That a copy of this Resolution shall be forwarded to the offices of the City Manager, City Clerk, City Controller, Law Division/City Attorney, and the Grants Department.

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

ADOPTED this 14th day of July, 2026.

**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 14th day of July, 2026.

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

RESOLUTION NO. 26,320

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON RESCINDING RESOLUTION NUMBER 25,812 RE-ADOPTING, RATIFYING AND AMENDING THE 2025-2026 FISCAL YEAR BUDGET FOR THE ACCEPTANCE AND APPROPRIATE FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) HOME INVESTMENT PARTNERSHIP-AMERICAN RESCUE GRANT PROGRAM (HOME-ARP) FUNDS IN THE AMOUNT OF \$1,988,847

WHEREAS, HUD's HOME- American Rescue Plan (ARP) federal grant allocation for Compton is \$1,988,847. These grant funds are to be administered through HUD's HOME Investment Partnerships Program (HOME). These one-time funds are in addition to the City's annual allocation of HOME funds; and

WHEREAS, the City noticed the availability of the drafted HOME-ARP Plan for public view and comment in the Compton Bulletin Newspaper and informed citizens that they had an option to call, email and submit written comments on the proposed plan; and

WHEREAS, on March 31, 2023, the City Council adopted Resolution No. 25,812 authorizing the expenditure of the HOME-ARP funds. However, upon further review it was determined that the expenditure information included in the resolution was incorrect and did not align with the plan and budget presented to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City held a public hearing on June 20, 2023 to obtain citizen input and comments on the drafted HOME-ARP Plan and proposed activities; and

WHEREAS, resolution No. 25,812, previously adopted by the City Council, contained an expenditure amount that was inconsistent with the HOME-ARP plan submitted to the U.S. Department of Housing and Urban Development (HUD). This discrepancy must be corrected to ensure that the City's official records accurately reflect the approved plan and maintain compliance with HUD requirements; and

WHEREAS, the City Manager is recommending the implementation of the HOME-ARP Allocation Plan to provide assistance to the unhoused population and families affected by domestic violence, as well as other qualifying populations in need of supportive housing and services.

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 drafted HOME-ARP Plan as follows:

	HOME-ARP Plan	AMOUNT
1	Supportive Services	\$870,446.12
2	Tenant-Based Rental Assistance	\$641,077.60
3	Non-profit Operating	\$99,442.35
4	Non-profit Capacity Building	\$79,553.88
5	Administration and Planning (statutory 15% cap)	\$298,327.05
	TOTAL	\$1,988,847

Section 2. That the City Manager is authorized to implement the HOME-ARP Plan to the citizens of Compton.

Section 3. That the City Manager is authorized to execute all necessary documents and implement all programs included in the HOME-ARP Plan.

Section 4. That the HUD HOME-ARP allocation will not negatively impact the general fund. The Grants Department fiscal year 2025-2026 budget shall increase and expenditures shall increase as follow:

INCREASE REVENUE:

<u>Account No:</u>	<u>Description:</u>	<u>Amount</u>
2823-540-000-3583	HUD Revenue	\$1,988,847

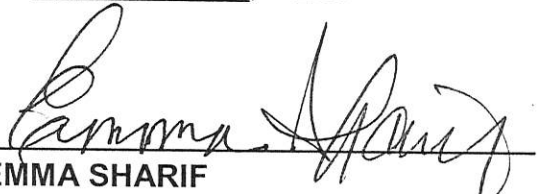
INCREASE EXPENDITURES:

<u>Account No:</u>	<u>Description:</u>	<u>Amount</u>
2823-540-000-4101	Salaries - Permanent	\$298,327.05
2823-540-000-4262	Other Professional Services	\$178,996.23
2823-540-000-4266	Contract Services	\$870,446.12
2823-540-000-4205	Grants Dept. – TBRA Program	\$641,077.60

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

Section 6. That a certified copy of this Resolution shall be filed in the offices of the City Manager, Grants Department, City Attorney, Law Division, and City Controller.

ADOPTED this 14th day of OCTOBER, 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 14th day of OCTOBER, 2025.

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
ABSTAIN: COUNCIL MEMBERS- NONE


SATRA D. ZURITA
CITY CLERK OF THE CITY OF COMPTON





A New Beginning Resource Center

HOME - ARP SUPPORTIVE SERVICES COMPONENT





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Cover Letter

November 17, 2025

Turmel Woods, Grants Compliance Manager
City of Compton – Grants Management Department
205 South Willowbrook Avenue
Compton, CA 90220

Re: RFP No. 2025-10 – HOME-ARP Supportive Services Component

Dear Mr. Woods,

A New Beginning Resource Center (ANBRC) is pleased to submit this proposal in response to the City of Compton's Request for Proposals (RFP No. 2025-10) for the HOME-ARP Supportive Services component.

Located in the heart of downtown Compton—directly across from the Compton Courthouse—ANBRC has solidified itself as a staple in the community, serving residents daily through comprehensive case management, youth supportive services, academic enrichment, and mental health workshops and counseling. Our office serves as a safe and accessible hub where individuals and families can receive consistent, compassionate care from a team that understands the unique needs of Compton residents.

For over a decade, ANBRC has provided trauma-informed case management, life-skills coaching, and workforce readiness programming to vulnerable youth and adults across South Los Angeles. Our approach—grounded in the Transition to Independence Program (TIP) model—integrates individualized service planning, housing navigation, and wrap-around support to promote long-term stability and self-sufficiency.

If awarded funding, ANBRC will leverage our established partnerships, licensed clinical staff, and deep neighborhood connections to ensure that qualifying populations in Compton receive equitable access to housing support and life-changing services.

Thank you for the opportunity to partner with the City of Compton on this critical initiative. We remain steadfast in our mission to restore hope, build independence, and strengthen the fabric of our community.

Sincerely,

Dr. Crystal J. Williams

Executive Director

A New Beginning Resource Center

Organizational Background

Founded in Compton, California, A New Beginning Resource Center (ANBRC) is a trusted community-based nonprofit organization dedicated to strengthening families, empowering youth, and improving quality of life for marginalized residents. Located in the heart of downtown Compton—directly across from the Compton Courthouse—ANBRC has solidified itself as a staple in the community, serving residents daily through case management, academic support, youth development, and mental health and wellness programming.

For over a decade, ANBRC has operated with a mission to restore hope, build independence, and promote holistic well-being through trauma-informed, culturally responsive, and community-driven services. The organization integrates evidence-based practices—such as the Transition to independence Program (TIP) model—to help clients establish self-sufficiency, housing stability, and long-term success.

Organizational Capacity

ANBRC's staff includes educators, case managers, and licensed clinicians with specialized training in trauma-informed and healing-centered engagement. The organization maintains a robust administrative infrastructure designed to meet all HUD and 2 CFR Part 200 (Uniform Guidance) requirements for fiscal and programmatic accountability.

Operational Strengths include:

- Centralized, ADA-compliant Compton headquarters offering easy access for walk-in clients.
- HMIS-compliant data management system for intake, case tracking, and outcome reporting.
- Dual signature policy and segregation of duties to ensure financial accountability.
- Quarterly internal audits and annual independent audits by a certified CPA.
- Comprehensive documentation protocols for participant data and fiscal tracking.
- Bilingual (English/Spanish) service delivery to ensure equity and accessibility.

Subcontractor Capacity – Seeking Comfort & Balance Therapy LLC

To ensure high-quality mental health supports, ANBRC partners with Seeking Comfort & Balance Therapy LLC, led by Ms. Shamaine Ford, LCSW (CA License #102679). Ms. Ford brings more than 15 years of experience in mental health counseling, child welfare, and educational support for vulnerable populations.

Seeking Comfort & Balance Therapy provides in-person and telehealth services specializing in trauma recovery, emotional regulation, and housing stabilization. The practice integrates Cognitive Behavioral Therapy (CBT), Trauma-Focused CBT, and Motivational Interviewing to promote emotional healing and long-term resilience.

Ms. Ford's qualifications include:

- Master of Social Work (MSW), University of Southern California, 2008 (Families & Children).
- Licensed Clinical Social Worker (LCSW) since 2021.
- Over a decade of clinical service delivery experience with LAUSD, Transforming Life Center, and Blue Oak Counseling.
- CEO of Seeking Comfort & Balance Therapy since 2023, providing therapy for children, adults, and families.
- Specialized focus on foster youth, justice-involved youth, and survivors of trauma.
- Field Instructor for USC's MSW program, supervising graduate-level social work interns.

Under this subcontract, Seeking Comfort & Balance Therapy provides:

- Individual and group counseling for ANBRC clients.
- Clinical supervision and case consultation for staff.
- Trauma-informed workshops and family resilience training.
- Data-informed evaluations for wellness outcomes.

Federal and State Grant Management Experience

ANBRC has a strong and consistent record of managing public contracts and federally funded initiatives, maintaining a reputation for transparency, timeliness, and programmatic excellence. The organization's leadership and administrative team are well-versed in the full cycle of federal grant management—from pre-award compliance to closeout reporting.

Key Government Partnerships and Achievements:

- **California Department of Public Health (CDPH):** Operated a Compton-based testing and resource site during the COVID-19 pandemic, providing critical health services and education. ANBRC handled fiscal reporting, data collection, and weekly progress summaries in full compliance with state and federal requirements.
- **Los Angeles County Youth Development Contract (Multi-Year):** Currently manages a multi-year contract delivering case management, mentoring, and family engagement services to at-risk youth. The program includes quarterly data uploads, utilization reports, and performance dashboards meeting County benchmarks.
- **Office of Supervisor Holly J. Mitchell – Community Support Funding:** Managed community grants for financial literacy, case management, and housing navigation, submitting pre/post assessments, attendance documentation, and quarterly narrative and fiscal reports.
- **Los Angeles County Consulting & Program Delivery Contracts:** Under Dr. Crystal J. Williams, CEO, ANBRC has executed multiple County contracts involving consulting, training, and direct program services for marginalized communities.

Grant Administration and Data Management Systems

ANBRC's grant management operations are supported by standardized policies and technology systems that ensure accountability, compliance, and efficiency throughout each grant cycle.

Fiscal Oversight:

- Grants are tracked in a dedicated accounting system isolating expenses by funding source.
- All expenses are verified, reconciled monthly, and supported with documentation.
- The organization follows a cost allocation plan for shared resources and overhead.

Data & Performance Management:

- Real-time tracking through an HMIS-integrated database ensures accurate service and outcome reporting.
- Case managers enter and verify data regularly; monthly data audits ensure integrity.
- Performance metrics are reviewed by leadership to identify trends and strengthen services.

Reporting & Communication with Funders:

- ANBRC submits quarterly progress reports containing performance data, expenditure summaries, and outcomes.
- The Program Director and Fiscal Officer review all reports before submission.
- ANBRC maintains open, proactive communication with funders, responding promptly to inquiries and participating in technical assistance and compliance reviews.
- The organization has an excellent record of on-time submissions and positive monitoring outcomes.

Compliance and Continuous Improvement:

- All policies are reviewed annually for HUD alignment and Uniform Guidance compliance.
- Staff regularly complete training on grant compliance, procurement, and data management.
- ANBRC has never been cited for noncompliance, fiscal irregularities, or late reporting.

Conclusion

Through its strong infrastructure, experienced leadership, and record of success managing county and state-funded programs, A New Beginning Resource Center demonstrates the expertise required to administer federal funding under the HOME-ARP initiative. With its clinical partner, Seeking Comfort & Balance Therapy LLC, ANBRC provides a comprehensive, data-driven, and trauma-informed service model that ensures fiscal responsibility, program integrity, and measurable outcomes for the residents of Compton.

Program Description

A New Beginning Resource Center (ANBRC) proposes to implement the Compton Housing Stability Program, a comprehensive supportive-services initiative designed to stabilize and empower individuals and families experiencing or at risk of homelessness. Located in the heart of downtown Compton—directly across from the Compton Courthouse—ANBRC has become a staple in the community, serving residents daily with case management, youth supportive services, academic tutoring, and mental-health workshops. This program leverages ANBRC’s decade-long history of trauma-informed practice, life-skills education, and cross-system collaboration to help households secure and maintain safe housing.

Target Populations

The program will prioritize HOME-ARP qualifying populations including:

- Unhoused and unstably housed individuals or families in Compton
- Survivors of domestic violence, sexual assault, and human trafficking
- Transitional-Age Youth (TAY), ages 16–24, including justice-involved youth and foster alumni
- Low-income residents earning $\leq$ 60% AMI
- Households at risk of eviction or displacement

Program Goals and Objectives

The goal is to stabilize housing and increase self-sufficiency for Compton residents through coordinated case management and targeted supportive services. Objectives include:

- 01 Providing trauma-informed case management and stabilization services for at least 75 households.
- 02 Increasing access to mental-health care, life-skills education, and financial literacy.
- 03 Facilitating employment or education opportunities for at least 60% of participants.
- 04 Achieving an 80% housing-retention rate at program exit.

Proposed Activities

The Compton Housing Stability Program will operate in three phases:

01

Phase 1: Outreach and Assessment

- Conduct community outreach through schools, shelters, and partners.
- Complete intake and eligibility verification per HOME-ARP guidelines.
- Develop individualized Service & Housing Plans (ISHPs) for each participant.

02

Phase 2: Case Management and Supportive Services

- Assign each participant a case manager for bi-weekly sessions.
- Provide housing navigation, landlord mediation, and rental-readiness support.
- Offer mental-health counseling and trauma-recovery groups via Seeking Comfort & Balance

Therapy

- Deliver financial-literacy and life-skills workshops through Bridging the Gap Enterprises.
- Connect participants to job training, employment, and education programs (AJCC Compton, Compton College).
- Offer childcare referrals and supportive parenting workshops.

03

Phase 3: Stabilization and Maintenance

- Monitor housing stability with 30-day follow-ups and home visits.
- Conduct 3- and 6-month post-exit follow-ups to ensure retention.
- Provide peer mentorship and alumni engagement activities.
- Evaluate outcome data using a HUD-compliant HMIS system.

Service Delivery and Staffing

ANBRC's service model integrates professional expertise with community trust.

- **Program Director** – Provides program oversight, fiscal management, and HUD compliance reporting.
- **Case Managers (2 FTE)** – Conduct assessments, develop ISHPs, and provide ongoing support.
- **Outreach Coordinator (PT)** – Leads community engagement and intake coordination.

- **Seeking Comfort & Balance Therapy (Subcontractor)** – Provides licensed clinical therapy, trauma-informed counseling, and clinical supervision.
- **Administrative Assistant (PT)** – Manages data entry, documentation, and quarterly reporting.

Expected Outcomes

- 75 households enrolled in supportive services
- 60 households (80%) stabilized in permanent housing
- 45 participants (60%) gain employment or training
- 70 participants (93%) report improved mental well-being
- Average case engagement: 9 months

Community Partnerships

Key partners include:

- City of Compton Housing Division – TBRA coordination
- Seeking Comfort & Balance Therapy – Clinical services
- Bridging the Gap Enterprises – Financial literacy and life-skills workshops
- AJCC Compton – Job placement and workforce readiness
- Compton College & Local Schools – Educational support
- Local Faith-Based Coalitions – Outreach and resource referrals

Commitment to Equity and Accessibility

ANBRC ensures equitable access for all participants regardless of race, gender, disability, or background. The facility is ADA-compliant, located on major bus lines, and provides private spaces for confidential counseling. Materials are available in English and Spanish, and bilingual staff support participants with limited English proficiency.

Conclusion

Through the HOME-ARP Supportive Services Program, A New Beginning Resource Center will expand its proven, community-based model to address housing insecurity in Compton. By combining personalized case management, clinical care, and life-skills development, ANBRC will stabilize households and empower residents toward long-term independence and self-sufficiency.

Work Plan & Implementation Timeline

A New Beginning Resource Center (ANBRC) will implement the HOME-ARP Supportive Services program in five key phases over a 24-month period. Each phase below details the major activities, responsible staff, and performance indicators that ensure timely execution, accountability, and measurable results.

Phase 1: Program Start-Up (Dec 2025 – Feb 2026)

Responsible Staff:

Program Director, Lead
Case Manager, Outreach
Coordinator

Major Activities:

- Finalize staffing and subcontractor agreements
- Conduct staff orientation on HOME-ARP and compliance
- Establish referral partnerships with City agencies and community partners
- Launch outreach and intake materials

Performance Indicators:

- 100% staffing completed
- 5+ MOUs executed
- 25 residents reached through outreach

Phase 2: Outreach, Assessment & Enrollment (Mar – May 2026)

Responsible Staff:

Case Managers, Outreach
Coordinator

Major Activities:

- Conduct targeted outreach across Compton neighborhoods and schools
- Complete intake and eligibility verification
- Develop Individualized Service & Housing Plans (ISHPs)
- Begin initial case management sessions

Performance Indicators:

- 35 clients enrolled
- 100% ISHP completion
- Baseline data entered into HMIS

**Phase 3: Service Delivery & Stabilization
(Jun – Dec 2026)**

Responsible Staff:

Lead Case Manager, LCSW,
Program Director

**Phase 4: Maintenance,
Evaluation & Year-End
Reporting (Jan – Jun 2027)**

Responsible Staff:

Program Director, Admin
Assistant, Case Managers

**Phase 5: Sustainability &
Close-Out (Jul – Dec 2027)**

Responsible Staff:

Program Director, Admin
Assistant

**Evaluation & Continuous
Quality Improvement:**

Major Activities:

- Provide intensive bi-weekly case management
- Offer mental-health counseling and trauma recovery
- Deliver financial-literacy and life-skills workshops
- Support housing placement and landlord mediation
- Coordinate job readiness and employment placement

Performance Indicators:

- 50 active households
- 40 participants employed or in training
- 60% housing stability $\geq$ 3 months

Major Activities:

- Conduct ongoing case monitoring and follow-up every 30 days
- Verify data and track outcomes
- Conduct 3- and 6-month post-exit follow-ups
- Submit annual progress report to City

Performance Indicators:

- 75 households served
- 80% remain stably housed
- Annual report submitted on time

Major Activities:

- Transition clients to long-term community supports
- Evaluate program outcomes and document best practices
- Submit final fiscal and program close-out report

Performance Indicators:

- 100% client data reconciled
- 90% satisfaction rate
- Final report submitted

ANBRC will conduct quarterly evaluation meetings to review data, identify trends, and adjust strategies. A mid-year review will assess progress toward annual targets. Client satisfaction surveys and outcome tracking in the HUD-compliant HMIS system will guide continuous program improvement and be reported to the City of Compton.

Budget & Budget Narrative

Introduction

A New Beginning Resource Center (ANBRC) submits the following budget narrative to support its request for HOME-ARP funding to implement a 24-month supportive services program designed to promote housing stability, self-sufficiency, and overall well-being for qualifying Compton residents. This narrative explains and justifies each line item of the proposed \$691,592 budget.

1. Personnel Costs

Personnel costs support the staff required to deliver high-quality supportive services, maintain HUD-compliant documentation, and provide administrative oversight.

Program Director — \$201,600 (24-month total)

The Program Director oversees program delivery, supervises staff, ensures compliance with HUD HOME-ARP requirements, and manages fiscal and reporting activities. Salary is \$90,000 annually with 12% fringe applied.

Case Manager — \$145,600 (24-month total)

The Program Director oversees program delivery, supervises staff, ensures compliance with HUD HOME-ARP requirements, and manages fiscal and reporting activities. Salary is \$90,000 annually with 12% fringe applied.

Outreach Coordinator (PT) — \$67,200 (24-month total)

The Outreach Coordinator engages community members, supports recruitment, conducts outreach activities, and provides initial contact support for program participants. Salary is \$30,000 annually with fringe applied at 12%.

Administrative Assistant (PT) — \$62,720 (24-month total)

The Administrative Assistant manages front-office administrative operations, data entry, scheduling, document management, and participant communication. Salary is \$28,000 annually with 12% fringe applied.

Total Personnel (Salary + Fringe): \$477,120

2. Subcontracted Services

Seeking Comfort & Balance Therapy (LCSW) — \$24,000 (24 months)

ANBRC will subcontract with Seeking Comfort & Balance Therapy to provide trauma-informed clinical counseling, wellness workshops, and case consultation. The subcontract is a flat rate of \$12,000 per year, totaling \$24,000 for the full period.

3. Operating Costs

Operating expenses support program delivery and ensure compliance with HUD standards.

Rent — \$84,000 (24 months)

Covers office space used for case management, counseling, workshops, and secure file storage. The site is ADA-accessible and centrally located in Compton.

Supplies — \$12,000 (24 months)

Includes office supplies, forms, participant materials, workshop items, and general consumables needed to support daily operations.

Insurance — \$6,000 (24 months)

Provides required general liability and professional coverage for program operations.

Phone/Internet — \$9,600 (24 months)

Supports communications infrastructure, staff phone lines, and high-speed internet for HMIS access and remote communication.

Printing & Outreach — \$10,000 (24 months)

Covers printing of outreach materials, participant workbooks, resource guides, flyers, and promotional materials used for engagement.

HMIS/Data Software — \$6,000 (24 months)

Supports software subscriptions and licensing for HUD-compliant documentation, reporting, and secure cloud-based data storage.

Total Operating Costs: \$127,600

4. Indirect Costs

Indirect Costs — \$62,872 (10%)

Indirect expenses include utilities, bookkeeping, IT support, administrative oversight, and other organizational costs required for program stability and compliance. These costs support agency-wide infrastructure that benefits the HOME-ARP program.

5. Total Project Cost

Total Budget Request (24 months): \$691,592

This total reflects the staffing, subcontracted clinical support, operating expenses, and indirect costs necessary to operate a comprehensive, HUD-compliant supportive services program for Compton residents.

Conclusion

The proposed budget supports a fully integrated, trauma-informed service model designed to stabilize housing, improve mental wellness, and strengthen long-term outcomes for HOME-ARP qualifying populations. ANBRC has the staffing, infrastructure, and administrative capacity to successfully manage and implement this program.

24-Month Budget Summary

CATEGORY	24-MONTH TOTAL
Program Director (Salary + Fringe)	\$201,600
Case Manager (Salary + Fringe)	\$145,600
Outreach Coordinator (Salary + Fringe)	\$67,200
Administrative Assistant (Salary + Fringe)	\$62,720
Subcontractor – LCSW	\$24,000
Rent	\$84,000
Supplies	\$12,000
Insurance	\$6,000
Phone / Internet	\$9,600
Printing / Outreach	\$10,000
HMIS / Data Software	\$6,000
Indirect Costs (10%)	\$62,872
TOTAL PROJECT COST	\$691,592

Performance Measures & Evaluation Plan

Overview of Performance Measurement Framework

A New Beginning Resource Center (ANBRC) will utilize a results-based accountability framework to monitor progress, evaluate outcomes, and ensure compliance with HOME-ARP requirements. The evaluation plan measures inputs, outputs, and outcomes at the client, program, and community levels to demonstrate tangible impact on housing stability, employment, and well-being among Compton residents. Data will be collected using a HUD-compliant HMIS system, supplemented by ANBRC's internal tracking tools for participant engagement, service utilization, and outcomes. Performance indicators will be reviewed quarterly and incorporated into reports submitted to the City of Compton.

Key Performance Indicators (KPIs)

- Households Enrolled in Supportive Services – 75 households enrolled, tracked quarterly.
- Households Stabilized in Permanent Housing – 60 (80%) households housed ≥ 6 months.
- Employment/Education Achievement – 45 (60%) participants gain employment or training.
- Improved Mental-Health & Well-Being – 70 (93%) report improved wellness (pre/post survey).
- Average Case Duration – 9 months of active engagement.
- Client Satisfaction – 90% of participants rate services as "Good" or "Excellent."
- Community Partnerships Maintained/Expanded – 6+ formalized partnerships.

Evaluation Process

01

Data Collection and Management:

- Each participant's data is entered into HMIS at intake, midpoint, and exit.
- Case managers document progress toward individualized goals during bi-weekly sessions.
- Outcome data such as housing stability, income, and education are verified with documentation (leases, paystubs, attendance records).
- Administrative staff conduct monthly file audits to ensure accuracy.

02

Reporting and Continuous Monitoring:

- The Program Director conducts quarterly reviews to evaluate outcomes and service quality.
- Summary reports are shared with staff and subcontractors (Seeking Comfort & Balance Therapy) to align service delivery.
- Quarterly and annual performance reports are submitted to the City of Compton.

03

Client Feedback and Quality Improvement:

- Semi-annual and exit surveys capture satisfaction and service feedback.
- Focus groups gather qualitative insights from participants.
- Findings guide staff training, workflow improvement, and partnership expansion.

Outcome Verification Tools

- Intake & ISHP Forms – Establish baseline demographics and goals.
- HMIS Database – Track services, referrals, and housing outcomes.
- Case Management Logs – Document progress during bi-weekly sessions.
- Pre-/Post-Wellness Assessments – Measure emotional and behavioral improvement.
- Employer/School Verification Forms – Confirm education or employment status.
- Exit & Follow-Up Surveys (3- and 6-Month) – Evaluate long-term stability and satisfaction.

Data Integrity and Compliance

ANBRC's evaluation process complies with HUD's Uniform Guidance (2 CFR Part 200) and Notice CPD-21-10 for HOME-ARP. All participant data are securely maintained and accessible only to authorized personnel. Quarterly data audits will ensure accuracy, and annual reports will include aggregated outcomes demonstrating community impact.

Continuous Quality Improvement (CQI)

ANBRC will maintain a CQI system that includes:

- Quarterly data review meetings to assess outcomes and identify trends.
- Annual staff training on data collection, equity, and trauma-informed care.
- Corrective action plans for underperforming metrics.
- Integration of client feedback into service and workflow redesign.

Long-Term Impact

Through performance tracking and evaluation, ANBRC expects to demonstrate measurable impact by:

- Reducing the number of Compton residents at risk of homelessness.
- Increasing long-term housing retention and self-sufficiency rates.
- Strengthening partnerships that expand access to resources.
- Informing best practices for replication and future HUD-funded programs.

Conclusion

A New Beginning Resource Center's Performance Measures & Evaluation Plan ensures accountability, transparency, and continuous improvement throughout the HOME-ARP Supportive Services Program. By leveraging data, feedback, and evidence-based methods, ANBRC will maintain compliance, demonstrate measurable success, and sustain a positive, long-term impact on the lives of Compton residents.

Compliance and Financial Management

Overview of Fiscal Infrastructure

A New Beginning Resource Center (ANBRC) maintains a comprehensive financial management system that ensures accuracy, accountability, and compliance with all applicable federal, state, and local grant requirements. The organization's fiscal operations are structured in accordance with 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards) and HUD's HOME-ARP program guidelines. All grant funds are managed through a dedicated accounting platform that tracks expenditures by project, funding source, and cost category. ANBRC's financial management policies have been reviewed and verified during multiple County and State contract audits, each of which concluded with no findings or corrective actions.

Internal Controls and Accountability

Key Internal Controls include:

ANBRC's internal control framework ensures fiscal integrity through clearly defined roles, segregation of duties, and layered approval mechanisms.

- Segregation of Duties – Different personnel authorize expenditures, record transactions, and reconcile accounts.
- Dual Signature Policy – All disbursements require two authorized signatures (Program Director and Fiscal Officer).
- Monthly Reconciliations – Bank statements and expenditures are reconciled monthly by the Fiscal Officer and reviewed by the Executive Director.
- Cost Allocation Plan – Shared costs are distributed proportionally across funding sources.
- Procurement Standards – All vendor contracts and purchases follow competitive procurement consistent with 2 CFR §§200.317-200.327.
- Annual Independent Audit – Conducted by a certified CPA, reviewing internal controls, fiscal compliance, and audit readiness.

Compliance Oversight and Reporting Procedures

ANBRC's structured reporting process supports continuous compliance and accountability:

- Quarterly Progress Reports summarizing expenditures, outcomes, and deliverables.
- Monthly Internal Expense Reviews verifying alignment with budgets.
- Grant Reconciliation Logs documenting transactions by funding source.
- Annual Performance Reports consolidating fiscal and program data for HUD submission.

The Program Director and Fiscal Officer coordinate directly with funders to ensure timely reporting, technical assistance participation, and compliance documentation.

Data and Records Management

ANBRC maintains a secure cloud-based data system integrated with HMIS for program and fiscal recordkeeping. All financial and participant data are encrypted, access-controlled, and retained for a minimum of five years beyond contract closeout. Files include eligibility verification, case notes, service logs, and fiscal documentation consistent with HUD and HIPAA standards. Daily backups and encrypted drives ensure data integrity and confidentiality.

Monitoring and Audit History

ANBRC has successfully completed numerous monitoring visits and financial reviews from County and State agencies, all without findings. Annual independent audits have consistently resulted in unmodified opinions, affirming compliance with GAAP and sound internal controls. Internal mini-audits occur semi-annually to assess readiness and ensure continuous improvement.

Risk Management and Continuous Improvement

ANBRC employs proactive compliance and risk management strategies:

- Quarterly risk assessments identify fiscal or operational vulnerabilities.
- Annual staff training covers grant compliance, documentation, and fraud prevention.
- Whistleblower and conflict-of-interest policies are enforced and reviewed yearly.
- Policies are updated to align with evolving HUD and federal standards.

This Continuous Quality Improvement (CQI) approach ensures ANBRC remains audit-ready and maintains the highest standards of nonprofit financial stewardship.

Conclusion

A New Beginning Resource Center possesses the systems, oversight, and experience necessary to ensure full compliance with HUD's HOME-ARP requirements. With its proven track record managing government contracts, robust internal controls, and transparent communication with funders, ANBRC guarantees all funds will be managed with integrity, precision, and accountability—maximizing the program's impact for the residents of Compton.

Partnerships

A New Beginning Resource Center is proud to partner with Seeking Comfort & Balance Therapy, LLC and Against All Odds to strengthen the impact of our HOME-ARP Supportive Services program. Seeking Comfort & Balance Therapy provides trauma-informed clinical counseling, wellness workshops, and case consultation, while Against All Odds supports our efforts through coordinated client referrals and community outreach. On the following pages, we have included formal Letters of Support from both partners. In addition, we are providing a Letter of Support from Councilwoman Deidre Duhart, who recognizes our tireless work in Compton as a trusted resource and guide for local families.

Shamaïne Ford, LCSW, PPSC

Seeking Comfort and Balance Therapy, LLC

Website: scbtherapy.com

Email: shamaïne@scbtherapy.com



Date: November 11, 2025

To: Turmel Woods, Grants Compliance Manager
City of Compton – Grants Management Department
205 South Willowbrook Avenue
Compton, CA 90220

Re: Letter of Support for A New Beginning Resource Center – HOME-ARP Supportive Services Proposal

Dear Mr. Woods,

I am writing on behalf of **Seeking Comfort & Balance Therapy, LLC** to express our full support of **A New Beginning Resource Center's (ANBRC)** proposal for the City of Compton's HOME-ARP Supportive Services initiative. As a licensed clinical social worker (LCSW #102679) with over fifteen years of experience serving youth, families, and vulnerable community members across Los Angeles County, I can confidently attest to the high-quality, trauma-informed work ANBRC performs daily in the City of Compton.

Seeking Comfort & Balance Therapy has proudly partnered with ANBRC to provide clinical counseling, emotional wellness workshops, mental-health education, and case consultation. Together, we have served transitional-age youth, adults facing housing instability, families experiencing crisis, and individuals navigating trauma or significant life transitions. ANBRC continues to demonstrate integrity, professionalism, and a deep-rooted commitment to community healing and stability.

If awarded this contract, Seeking Comfort & Balance Therapy will serve as ANBRC's clinical partner, providing:

- Individual and group counseling tailored to the needs of HOME-ARP qualifying populations
- Trauma-informed workshops that build emotional resilience and stability
- Clinical support and consultation for ANBRC case management staff
- Behavioral health screening, assessments, and referrals
- Ongoing collaboration to ensure participants receive holistic, client-centered care

Shamaïne Ford, LCSW, PPSC

Seeking Comfort and Balance Therapy, LLC

Website: scbtherapy.com

Email: shamaïne@scbtherapy.com



A New Beginning Resource Center has solidified itself as a staple in the Compton community—accessible, trusted, culturally grounded, and responsive to the needs of residents. Their leadership and staff possess the administrative capacity, community relationships, and service expertise required to successfully implement a high-impact supportive services program aligned with HUD HOME-ARP priorities.

Seeking Comfort & Balance Therapy fully endorses ANBRC's proposal and is committed to serving as an active, reliable, and mission-aligned partner throughout the duration of this contract.

If any further information or documentation is needed, please feel free to contact me directly.

Sincerely,

Shamaïne Ford, LCSW

CEO & Lead Clinician

Seeking Comfort & Balance Therapy, LLC



Letter of Support
Against All Odds

Date: November 11, 2025

To:

Turmel Woods, Grants Compliance Manager
City of Compton – Grants Management Department
205 South Willowbrook Avenue
Compton, CA 90220

Re: Letter of Support for A New Beginning Resource Center – HOME-ARP Supportive Services Proposal

Dear Mr. Woods,

On behalf of **Against All Odds**, I am pleased to provide this letter of support for **A New Beginning Resource Center (ANBRC)** as they seek funding under the City of Compton's HOME-ARP Supportive Services initiative. Our organization has worked alongside ANBRC for several years, and we have witnessed firsthand their unwavering dedication to the stability, healing, and empowerment of vulnerable residents throughout the City of Compton.

Against All Odds serves individuals and families facing significant barriers, including homelessness, unemployment, trauma, violence exposure, and limited access to supportive services. During our collaboration with ANBRC, we have seen their team respond with compassion, professionalism, and skill—meeting clients where they are and helping them develop a clear path toward stability and self-sufficiency.

If awarded this contract, **Against All Odds will continue to support ANBRC through active client referrals**, connecting individuals in need of housing stabilization, mental health support, case management, and life-skills development to the comprehensive care ANBRC provides. Our organizations share a strong commitment to uplifting the Compton community, and we value the integrity and cultural competence ANBRC brings to its work.

We fully endorse A New Beginning Resource Center for the HOME-ARP Supportive Services component and believe their experience, leadership, and trauma-informed approach make them exceptionally well-positioned to deliver impactful results for qualifying populations.

If further information is needed, please feel free to contact our office.

Sincerely,

Casper Andrews
Executive Director
Against All Odds
Compton, California



City of Compton
OFFICE OF CITY COUNCIL

DEIDRE M. DUHART
Councilwoman District 1

Office: (310) 605-5510
Fax: (310) 761-1427
Email: Dduhart@comptoncity.org

November 13, 2024

RE: Letter of Support A New Beginning
Compton, CA

As the proud Mayor Pro Tem and Councilmember of District 1 in the City of Compton, I am honored that Dr. Crystal Adams-Williams has chosen the 1st District to establish her resource center, A New Beginning.

With over 15 years of experience as an educator, advocate, and long-time Compton resident, Dr. Adams-Williams is a dedicated leader who has made a lasting impact on the lives of our youth and community. Her commitment to Compton's vulnerable populations is unparalleled, providing essential services to those most in need.

Since opening her center, Dr. Adams-Williams has cultivated strong relationships across the Compton community by offering mental health services, individual assessments, and personalized treatment plans. Her work provides a critical outlet for individuals confronting challenges such as community violence, grief, anxiety, depression, critical illness, and the demands of daily life.

A New Beginning has become a pillar in our community—trusted partner and respected resource. I wholeheartedly support their continued service in the City of Compton and look forward to supporting their growth and future development. Through programs like tutoring, arts and crafts, clothing, life skills, financial literacy, job training, and workshops for teen girls, A New Beginning empowers our young people, helping them to become engaged, productive, and healthy citizens.

It is my sincere hope that Dr. Adams-Williams will continue her valuable work, raising awareness and supporting our future leaders through psycho-educational workshops and community-building initiatives.

Sincerely,

A handwritten signature in blue ink that reads "Deidre M. Duhart".

Deidre M. Duhart
Councilwoman- District 1



COMPTON CITY HALL
205 South Willowbrook Avenue Compton, California 90220



Empowering REACH Foundation Application for HOME-ARP Supportive Services & Tenant-Based Rental Assistance (TBRA), RFP No. 2025-10

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Cover Letter - The Empowering R.E.A.C.H. Foundation

November 12th, 2025

Turmel Woods
Grants Compliance Manager
City of Compton - Grants Management Department
205 South Willowbrook Avenue
Compton, CA 90220

RE: HOME-ARP Supportive Services & Tenant-Based Rental Assistance (TBRA), RFP No. 2025-10 (BOTH)

Dear Mr. Woods:

On behalf of The Empowering R.E.A.C.H. Foundation, a qualified 501(c)(3) nonprofit organization, I am pleased to submit this proposal in response to the City of Compton's Request for Proposals (RFP No. 2025-10) for HOME-ARP Supportive Services and Tenant-Based Rental Assistance (TBRA). Our organization is applying for both components, with separate narratives, budgets, and work plans enclosed for each program as required.

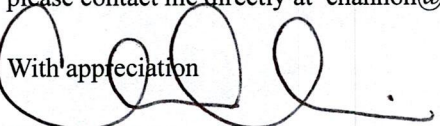
The Empowering R.E.A.C.H. Foundation has provided trauma-informed housing support and case management services to individuals experiencing or at risk of homelessness, particularly seniors and disabled adults. Our proposed initiatives align with HUD HOME-ARP priorities by addressing barriers to stable housing through comprehensive supportive services and direct rental assistance.

Our Supportive Services program will deliver outreach, assessment, recovery planning, and stabilization support designed to reduce homelessness in Compton, CA and promote long-term independence. Our TBRA program will provide short- and long-term rental assistance, including security and utility deposit support, in full compliance with HOME-ARP regulations, rent reasonableness standards, and participant eligibility requirements.

We have the organizational capacity, fiscal accountability systems, and the contract management experience necessary to meet all compliance, reporting, and performance requirements under 2 CFR Part 200 and Notice CPD-21-10. We welcome the opportunity to partner with the City of Compton to ensure that HOME-ARP resources achieve measurable, equitable, and lasting impact for qualifying residents.

Thank you for your consideration of this proposal. Should you require additional information or clarification, please contact me directly at channon@ereachfoundation.org or 323-717-0156.

With appreciation


Channon Watkins
Founder & Executive Director
The Empowering R.E.A.C.H. Foundation
5055 Exposition Blvd, Los Angeles, CA 90016



Organizational Background

History, Capacity, & Prior Federal Grant Management Experience

The Empowering R.E.A.C.H. Foundation was established in early 2024 to address critical gaps in LA County's housing and health support systems. Founded by Channon Watkins, a professional with over 18 years of experience in health and senior care, the organization blends professional expertise with a personal commitment to supporting aging adults and their families.

Our approach is deeply informed by Ms. Watkins's extensive background in assisted living and skilled nursing administration, enhanced by her Master's in Social Work. Her personal journey as a caregiver to her late mother, who battled heart disease, fuels her empathy and understanding of the emotional and logistical challenges families face when navigating aging and care needs.

Based in South Los Angeles, Empowering REACH primarily serves minority and underserved communities within Supervisorial District 2, under the leadership of Supervisor Holly J. Mitchell, with a focus on Service Planning Area 6. While we are a newly formed 501(c)(3) organization, we build upon proven partnerships and expertise established through our for-profit entity, Concise Care. To date, our team has assisted over 3,000 individuals in securing stable housing, including the emergency placement of 1,500 seniors during the height of the COVID-19 pandemic. We also recently received \$10,000 in discretionary funding from Supervisor Holly J. Mitchell's Office to distribute Dignity Kits and provide rental assistance to vulnerable seniors.

Our team brings a foundation of government contracting experience and proven fiscal management capabilities to this opportunity. While our nonprofit entity is newly established and pursuing its first federal grant, our leadership team brings extensive experience through our affiliated for-profit entity (Concise Care), which has successfully managed multiple contracts with local municipalities and Managed Care Plans (MCPs). This experience includes compliance with detailed reporting requirements and delivery of measurable outcomes within budget and timeline constraints.

Mission

At The Empowering R.E.A.C.H. (Rental Emergency Assistance for Community Housing) Foundation, our mission is to provide displaced seniors and disabled adults with affordable housing and personalized support services, fostering independence, dignity, and security. We are dedicated to bridging the gap between low-income individuals and institutionalization by offering tailored case management and innovative housing solutions. Through advocacy, compassionate care, and community engagement, we empower marginalized populations on their journey toward self-sufficiency and a stable, fulfilling life.

Populations Served



Our program will serve HOME-ARP qualifying populations, including:

- Individuals and families experiencing homelessness (as defined in 24 CFR 91.5)
- Persons at risk of homelessness (as defined in 24 CFR 91.5)
- Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other populations like seniors and disabled adults where providing supportive services or assistance would prevent homelessness or serve those with the greatest risk of housing instability

Board Composition

Name	Staff / Board Title	Affiliation	Race / Ethnicity	Gender Identity	Contribution Amounts
Channon Mitchell-Watkins	Executive Director / CEO	Concise Care Group, CEO	Black / African American	Female	20 in-kind hours per month
Cedric Watkins Jr.	Treasurer	Concise Care Group, VP	Black / African American	Male	20 in-kind hours per month
Kilei Parker	Secretary	Concise Care Group, Admin Assistant	Black / African American	Female	20 in-kind hours per month
Ashton Watkins	Member	Trial Attorney at Ashton Watkins Law Firm (no relation to Executive Director)	Black / African American	Male	10 in-kind hours per month

Expert Advisory Team

The Empowerment R.E.A.C.H. Foundation Board now includes Nicole Bood, MSN, MBA-HCM, RN, PHN (Nurse Practitioner) and Senioa Rios, RN (Clinical Substance-Use and Behavioral-Health Specialist) serving as Expert Advisors. Their inclusion strengthens the organization's capacity for integrated clinical oversight, trauma-informed program design, and quality assurance across HOME-ARP supportive service initiatives.



SECTION A: TENANT-BASED RENTAL ASSISTANCE (TBRA)

Program Description

Our TBRA program will provide housing assessment and placement services throughout the 24-month implementation period, beginning with an initial assessment of each household to determine the appropriate level and duration of assistance based on their specific circumstances and barriers to housing stability. Staff will provide intensive housing search assistance to identify units that meet Housing Quality Standards (HQS) while simultaneously engaging in landlord outreach and negotiation to secure affordable units for program participants. Throughout this process, we will coordinate closely with property owners to ensure all assisted units meet rent reasonableness standards as mandated by HOME-ARP regulations, documenting comparable market rents for each unit assisted. To address the full spectrum of move-in costs that often prevent households from securing housing, eligible participants will receive up to \$250 in utility deposit assistance paid directly to utility providers, with our staff facilitating the establishment of payment plans for past-due balances when such arrangements are necessary to secure utilities in the new unit.

Our financial assistance structure employs a tiered model that maximizes our ability to serve 534 households within the allocated budget while providing appropriate support based on individual household needs. Emergency assistance will serve approximately 30% of participants (160 households) with security deposits plus first month's rent averaging \$1,000-\$1,200, enabling rapid rehousing for those who primarily need help overcoming initial move-in costs. Short-term assistance for 50% of participants (267 households) will provide 3-6 months of rental support plus deposits averaging \$1,200 per household, addressing the needs of families requiring temporary stabilization while they secure employment or benefits. Medium-term assistance for 20% of participants (107 households) will offer 6-12 months of support averaging \$1,200-\$1,400, serving households with significant barriers such as extremely low incomes, poor rental histories, or multiple vulnerabilities requiring extended stabilization periods.

This tiered approach represents a best practice by ensuring efficient use of federal funds while maintaining program integrity and achieving measurable outcomes. By matching assistance levels to actual household needs through comprehensive initial assessments, we prevent both under-assistance that could result in returns to homelessness and over-assistance that would reduce the total number of households served. This model creates natural reassessment points where support can be adjusted based on household progress, increasing the likelihood that participants will maintain housing after assistance ends. The structure also ensures compliance with federal requirements for serving those with the greatest needs while maintaining the cost-effectiveness metrics evaluated in program monitoring, ultimately achieving the permanent housing outcomes central to HOME-ARP's mission of addressing homelessness and housing instability in Compton.



Work Plan & Timeline

Each project phase - from outreach and enrollment through reporting - will integrate supportive service components consistent with HUD HOME-ARP requirements. Staff will ensure that participant engagement includes trauma-informed assessment, recovery planning, and measurable housing outcomes reported semi-annually to the City of Compton.

Community outreach activities, including monthly support groups, Threads of Hope events, and Dignity Kit distributions, will occur throughout the project year. These activities will be integrated into the IWHS service delivery timeline and evaluated quarterly for participant engagement and housing-stability outcomes. Ongoing coordination includes verification of Medi-Cal and Medicare benefits, Social Security enrollment support, and assisted-living transition services to sustain participant stability throughout the housing continuum.

Task / Activity	Responsible Contractor / Staff	Start Date	End Date	Milestones / Deliverables	Status / Notes
Execute contract & setup	Executive Director	Dec 2025	Dec 2025	Signed contract, insurance certificates	Pending contract award
Hire staff & contract clinical providers	Executive Director/Board	Dec 2025	Jan 2026	Social Worker, CHW, Admin, Clinical SW, RN secured	Full team by January
Develop policies, procedures, systems	Executive Director/Social Worker/Admin Assistant	Dec 2025	Jan 2026	Operations manual, financial tracking established	HOME-ARP compliant
Secure office & equipment	Executive Director/Admin Assistant	Dec 2025	Jan 2026	Lease signed, fully equipped office	\$3,000/month
Establish partnerships	Executive Director/Clinical SW	Jan 2026	Jan 2026	MOUs with mental health clinics, Department of Homeless Services and Housing, & DPSS	



Task / Activity	Responsible Contractor / Staff	Start Date	End Date	Milestones / Deliverables	Status / Notes
Client enrollment & assessment	Social Worker/CHW	Feb 2026	Dec 2026	250+ clients enrolled and assessed	25/month target
Case management services	Social Worker	Feb 2026	Dec 2026	Weekly contact for high-need clients	30 hrs/week
Mental health services	Clinical Social Worker	Feb 2026	Dec 2026	Individual/group therapy available	8 hrs/week
Health education workshops	RN	Feb 2026	Dec 2026	20 workshops delivered	10 hrs/week
Street outreach	CHW	Feb 2026	Dec 2026	Daily outreach in target areas	40 hrs/week
Emergency/transportation assistance	Social Worker/Admin	Feb 2026	Dec 2026	200 households assisted	
Community events & support groups	All Staff	Feb 2026	Dec 2026	4 events, weekly support groups	
Monthly reporting & HMIS entry	Admin Assistant/Executive Director	Feb 2026	Dec 2026	100% timely reporting and data entry	Monthly to City
Continue core services, Expand based on Year 1 needs	All Program Staff	Jan 2027	Nov 2027	300+ additional clients served	Maintain quality, Adjust services per demand data
Client satisfaction monitoring	Social Worker/Admin	Quarterly	Nov 2027	80% satisfaction rate	Regular surveys, occasional interviews for testimonials
Develop sustainability plan	Executive Director/Board	Sept 2027	Nov 2027	Funding strategy for continuation	Grant applications
Transition clients to ongoing services	Social Worker /Clinical SW	Nov 2027	Dec 2027	100% clients have transition plans	Warm handoffs
Final reporting & evaluation	Executive Director	Nov 2027	Dec 2027	Closeout package submitted to City	Include outcomes analysis
Financial reconciliation	Executive Director/ Admin/ Board	Nov 2027	Dec 2027	All funds expended and documented	Clean audit trail



Budget & Budget Narrative

Category	Year 1 (2026)	Year 2 (2027)	Total (24 months)
Direct Rental Assistance (monthly rent)	\$240,538.80	\$240,538.80	\$481,077.60
Security Deposits & Move-in Costs	\$80,000	\$80,000	\$160,000
Total Direct Client Assistance	\$320,538.80	\$320,538.80	\$641,077.60

The \$641,077.60 HOME-ARP TBRA allocation will serve 534 households over 24 months through a tiered assistance model that maximizes impact while ensuring compliance with HUD regulations. Direct rental assistance totaling \$481,077.60 will be distributed equally across both years to maintain consistent service delivery, with \$240,538.80 allocated annually. This funding supports three assistance levels designed to match household needs: emergency assistance for 160 households (30%) receiving security deposits plus first month's rent averaging \$1,000-\$1,200; short-term assistance for 267 households (50%) receiving 3-6 months of rental support averaging \$1,200 per household; and medium-term assistance for 107 households (20%) receiving 6-12 months of support averaging \$1,200-\$1,400 per household.

The security deposits and move-in costs allocation of \$160,000 addresses critical barriers to housing access, with \$80,000 available each year. This covers security deposits for participants, plus utility deposit assistance up to \$250 per eligible household paid directly to utility providers. Remaining funds support HQS inspections and rent reasonableness determinations required by HOME-ARP regulations. The budget structure aligns with our work plan targeting 250+ households in Year 1 and 300+ additional households in Year 2, maintaining enrollment targets of 25 households monthly during active service periods.

This cost-effective approach achieves an average expenditure of \$1,201 per household served, demonstrating exceptional stewardship of federal funds while ensuring meaningful assistance levels. All expenditures will comply with HOME-ARP requirements including rent reasonableness standards verified for 100% of units, HQS inspections for all placements, and direct payments to landlords and utility providers. Monthly financial tracking through our internal system and HMIS database will ensure accurate reporting to the City of Compton, with semi-annual HOME-ARP performance reports documenting cost per household, housing retention rates, and progress toward our goal of 75% of participants securing HQS-compliant housing with 70% maintaining stability at six-month follow-up.



Performance Measures

Projected Number of Households Served

Total Target: 534 households over 24 months

Service Distribution by Assistance Level:

- **Emergency Assistance (30%): 160 households**
 - Security deposits plus first month's rent
 - Average assistance: \$1,000-\$1,200 per household
- **Short-term Assistance (50%): 267 households**
 - 3-6 months rental support plus deposits
 - Average assistance: \$1,200 per household
- **Medium-term Assistance (20%): 107 households**
 - 6-12 months rental support
 - Average assistance: \$1,200-\$1,400 per household

Expected Outcomes:

Housing Stability:

- 75% of participants secure HQS-compliant housing
- 70% maintain housing at 6-month follow-up
- 65% maintain housing at 12-month follow-up

Service Delivery:

- 100% of units meet rent reasonableness standards (required by HOME-ARP)
- 100% receive initial housing assessments
- 75% client satisfaction rate

Support Services:

- 70% successfully establish utility services
- 50% secure employment or benefits during assistance
- 60% engage in at least one supportive service



Methods of Tracking:

Primary Systems:

1. **HMIS Database**
 - All participants entered within 5 business days
 - Track housing placements, exits, and returns
 - Monthly data quality reviews
2. **Financial Tracking**
 - Monthly assistance tracking per household
 - Rent reasonableness documentation
 - Utility deposit records

Monitoring Tools:

1. **Assessments**
 - Initial housing barrier assessment at intake
 - Quarterly progress reviews
 - Exit planning for all participants
2. **Quality Control**
 - Quarterly file audits (10% sample)
 - 6-month housing retention follow-ups
 - Annual client satisfaction surveys

Reporting Schedule:

1. **Monthly to City of Compton:**
 - Households served by tier
 - Total assistance disbursed
 - Housing placements
2. **Semi-Annual HOME-ARP Reports:**
 - Demographics and housing retention rates
 - Cost per household
 - Performance against targets
3. **Continuous Improvement:**
 - Quarterly team reviews of outcomes
 - Annual program evaluation
 - Adjust services based on data trends

This framework maintains HOME-ARP compliance while setting realistic benchmarks based on typical TBRA program performance and the complexity of serving 534 households with varying needs.



SECTION B: Supportive Services

Program Description

Our HOME-ARP Supportive Services program will provide comprehensive wraparound support to qualifying populations in our community. We emphasize a holistic approach to housing stability through direct service provision, case management, and community partnerships. This program will operate through a multi-disciplinary team approach, combining in-house staff with contracted specialists and community partnerships. Services will be delivered both at a centralized office location and through mobile outreach to meet clients where they are. Core supportive services are detailed below.

Housing Navigation and Stabilization

- Dedicated social worker providing 30 hours weekly of housing search assistance, landlord mediation, and tenancy support
- Case management services to address barriers to housing access and retention
- Emergency client assistance fund for security deposits, utility connections, and housing-related emergencies

Case Management and Service Coordination

- Community Health Worker (CHW) providing full-time (40 hours/week) case management and service coordination
- Administrative support (20 hours/week) ensuring efficient client intake, documentation, and referral tracking
- Comprehensive assessment and individualized service planning for each participant

Healthcare and Behavioral Health Services

- Contracted Clinical Social Worker (8 hours/week) providing trauma-informed mental health services
- Registered Nurse (10 hours/week) addressing medical needs and health system navigation
- Partnership with mental health clinic for specialized psychiatric and counseling services
- Support groups with dedicated resources for peer support activities

Education and Workforce Development

- Community events and training programs focused on job readiness, financial literacy, and life skills
- Referral partnerships with local workforce development boards and educational institutions
- Technology access support through program resources



Crisis Intervention and Safety Services

- Services for survivors of domestic violence, sexual assault, and human trafficking through trained staff and community partnerships
- Transportation assistance ensuring access to safety resources and essential services
- 24-hour crisis response coordination with local emergency services

Community Engagement and Outreach

- Proactive outreach to unhoused residents and those at risk of homelessness
- Community-based support groups and peer mentorship programs
- Cultural and linguistic appropriate services through bilingual staff and interpretation services

This program will maintain a physical office location serving as a hub for service delivery, equipped with necessary technology and communication systems. Administrative oversight ensures compliance with HOME-ARP requirements, proper documentation, and program evaluation.



Work Plan & Timeline

Task / Activity	Responsible Staff / Partner	Start Date	End Date	Milestones / Deliverables	Status / Notes
Program Launch & Setup	Executive Director, Admin Assistant	Jan 2026	Mar 2026	Lease execution, office setup, technology installation, staff onboarding, policy and compliance systems established	Includes setup of case management software, phones, and participant intake forms per HUD HOME-ARP standards
Community Outreach & Enrollment	CHW, Social Worker, Outreach Partners	Feb 2026	Ongoing	Outreach to unhoused and at-risk residents; establish referral pipeline with shelters, hospitals, and service agencies	Ensure culturally and linguistically appropriate outreach materials
Housing Navigation & Stabilization Services	Social Worker (30 hrs/week)	Mar 2026	Ongoing	50+ clients annually receive housing search, landlord mediation, and tenancy support	Includes administration of emergency client assistance fund (security deposits, utilities)
Case Management & Service Coordination	CHW (40 hrs/week), Admin Assistant (20 hrs/week)	Mar 2026	Ongoing	Comprehensive assessments and individualized service plans for all enrolled participants	Maintain documentation and referral tracking database
Healthcare & Behavioral Health Services	RN (10 hrs/week), Clinical Social Worker (8 hrs/week), Mental Health Clinic Partner	Apr 2026	Ongoing	Weekly clinical hours and referrals to mental health clinic; monthly peer support groups	Ensure trauma-informed care and data collection on service outcomes
Education & Workforce Development	CHW, Admin Assistant, Workforce Partners	May 2026	Ongoing	Quarterly workshops on financial literacy, job readiness, and life skills; technology access support for clients	Coordinate with workforce boards and community colleges



Task / Activity	Responsible Staff / Partner	Start Date	End Date	Milestones / Deliverables	Status / Notes
Crisis Intervention & Safety Services	Trained Staff, Local Crisis Partners	Mar 2026	Ongoing	24-hour crisis response coordination established; survivor support services integrated	Develop MOUs with local DV/SA and human trafficking agencies
Transportation & Client Support Services	Admin Assistant, CHW	Mar 2026	Ongoing	Provide transportation assistance for appointments, employment, and safety needs	Track mileage and usage for compliance documentation
Community Engagement & Peer Support	Social Worker, CHW, Community Volunteers	Apr 2026	Ongoing	Monthly support groups, quarterly "Threads of Hope" community events, peer mentorship activities	Track attendance and qualitative feedback
Program Monitoring & Reporting	Executive Director, Admin Assistant	Jun 2026	Ongoing	Semi-annual performance and fiscal reports submitted to City of Compton	Includes data on housing stability, income, and service utilization
Midpoint Evaluation & Adjustments	Executive Director, City of Compton Staff	Dec 2026	Feb 2027	Review Year 1 outcomes; adjust service strategies as needed	Data-driven refinements for Year 2 program effectiveness
Continuation & Expansion (Year 2)	Entire Program Team	Jan 2027	Dec 2027	Maintain service delivery for 100+ clients; expand workforce partnerships and peer leadership opportunities	Integrate lessons learned and community feedback
Final Evaluation & Reporting	Executive Director, Data Consultant	Oct 2027	Dec 2027	Final report submission; client satisfaction survey; sustainability recommendations	Prepare documentation for future HOME-ARP renewals or expansions



Budget & Budget Narrative

Category	Year 1 (2026)	Year 2 (2027)	Total (24 months)
Personnel			
Social Worker (30 hrs/week)	\$62,400	\$62,400	\$124,800
CHW (40 hrs/week)	\$56,160	\$56,160	\$112,320
Admin Assistant (20 hrs/week)	\$28,080	\$28,080	\$56,160
Clinical Social Worker (8 hrs/week, contracted)	\$41,600	\$41,600	\$83,200
RN (10 hrs/week)	\$31,200	\$31,200	\$62,400
Benefits & Taxes (30%)	\$65,832	\$65,832	\$131,664
Office & Operations			
Rent (24 months)	\$36,000	\$36,000	\$72,000
Utilities, insurance, supplies	\$12,000	\$12,000	\$24,000
Technology/phones/software	\$12,000	\$0	\$12,000
Direct Services			
Mental health clinic partnership	\$25,000	\$25,000	\$50,000
Community events/trainings	\$10,000	\$10,000	\$20,000
Support group supplies/refreshments	\$2,500	\$2,500	\$5,000
Transportation assistance	\$7,500	\$7,500	\$15,000
Emergency client assistance	\$12,500	\$12,500	\$25,000
Administrative (10%)			
Accounting, audit, compliance	\$38,450	\$38,450	\$76,900
TOTAL BUDGET	\$441,223	\$429,223	\$870,444



Budget Narrative

The total proposed budget of \$870,444 over 24 months supports comprehensive wraparound services for qualifying populations under the HOME-ARP Supportive Services Program.

Personnel: Funds support a multidisciplinary service team, including a Social Worker (30 hrs/week) providing housing navigation and stabilization; a full-time Community Health Worker (CHW) (40 hrs/week) coordinating case management and outreach; and an Administrative Assistant (20 hrs/week) supporting intake, documentation, and data tracking. Contracted specialists include a Clinical Social Worker (8 hrs/week) delivering trauma-informed mental health care and a Registered Nurse (10 hrs/week) addressing health needs and system navigation. Benefits and taxes are budgeted at 30% of total personnel costs.

Office & Operations: This includes rent for a central office serving as the program hub (\$72,000 over 24 months), along with utilities, insurance, and supplies (\$24,000). Technology, phones, and software setup (\$12,000) ensure secure communication and compliance with HUD documentation standards.

Direct Services: Funds cover direct client supports, including a mental health clinic partnership (\$50,000), workforce and community events (\$20,000), support group supplies (\$5,000), transportation assistance (\$15,000), and emergency client assistance (\$25,000) for deposits, utilities, and other housing-related needs.

Administrative & Compliance: Ten percent of total costs are allocated for required administrative functions, including accounting, audit, and HUD compliance oversight.

This budget prioritizes direct service delivery, client stability, and HUD HOME-ARP compliance, ensuring efficient use of funds to improve housing outcomes and overall well-being for participants.

Performance Measures

The program will track and report on:

- Number of households served
- Housing placements achieved and retained
- Connections to mainstream benefits and services
- Reduction in returns to homelessness
- Client satisfaction and quality of life improvements

This approach ensures that HOME-ARP funds effectively address the complex needs of qualifying populations while maintaining fiscal responsibility and program integrity.



Compliance Certifications

The Empowering R.E.A.C.H. Foundation hereby submits the following certifications to the City of Compton and the U.S. Department of Housing and Urban Development:

ATTACHED OFFICIAL HUD FORMS:

- Form HUD-424B - Applicant and Recipient Assurances and Certifications
- HOME-ARP Certifications Form

The attached forms cover certifications for HOME-ARP Program Compliance, Anti-Lobbying, Equal Opportunity and Fair Housing, Environmental Review, Section 3 Compliance, and Uniform Relocation Act requirements.

ADDITIONAL CERTIFICATIONS:

The following certifications supplement the attached HUD forms:

1. 2 CFR Part 200 - Uniform Administrative Requirements Compliance

We certify that the organization will comply with all applicable provisions of 2 CFR Part 200 (Uniform Guidance), including but not limited to:

- Administrative Requirements (Subparts A-D)
- Cost Principles (Subpart E)
- Audit Requirements (Subpart F)
- Maintaining appropriate financial management systems
- Following procurement standards as outlined in 2 CFR 200.317-327
- Maintaining records for a minimum of 3 years from the date of submission of the final expenditure report
- Providing access to records for monitoring and audit purposes



2. Non-Debarment and Suspension Certification

In accordance with Executive Orders 12549 and 12689 and 2 CFR Part 180:

We certify that The Empowering R.E.A.C.H. Foundation and its principals:

- Are NOT presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency
- Have NOT within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction
- Are NOT presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated above
- Have NOT had one or more public transactions (Federal, State, or local) terminated for cause or default within the past three years

We further certify that we will check the System for Award Management (SAM) Exclusions database before entering into any subcontracts or procurements.

3. Labor Standards Certification

Where applicable, we certify compliance with:

- Davis-Bacon Act (40 U.S.C. 3141-3148) for construction contracts over \$2,000
- Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708)
- Copeland "Anti-Kickback" Act (40 U.S.C. 3145)
- Fair Labor Standards Act (29 U.S.C. 201)

4. Drug-Free Workplace Certification

We certify that we will provide a drug-free workplace in accordance with the Drug-Free Workplace Act of 1988 (41 U.S.C. 8102) by:

- Publishing a statement notifying employees of the prohibition of controlled substances
- Establishing a drug-free awareness program
- Requiring employees to abide by the terms of the statement
- Taking appropriate action against employees who violate the prohibition



5. Financial Management and Internal Controls

We certify that:

- We maintain effective internal controls over the Federal award in compliance with 2 CFR 200.303
- We have established and will maintain financial management systems that comply with 2 CFR 200.302
- We will undergo an independent audit if we expend \$750,000 or more in Federal funds in a fiscal year
- We will maintain documentation to support all costs charged to the grant

6. Conflict of Interest Certification

We certify compliance with 24 CFR 92.356 regarding conflicts of interest and that:

- No person who is an employee, agent, consultant, officer, or elected/appointed official of the organization and who exercises or has exercised any functions or responsibilities with respect to HOME-ARP activities, or who is in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from the activity
- We have established written standards of conduct covering conflicts of interest and governing the performance of employees engaged in the selection, award, and administration of contracts

7. Record Retention and Access

We certify that we will:

- Maintain records sufficient to detail the significant history of each procurement
- Retain all records pertinent to the HOME-ARP award for a period of 5 years from the date of submission of the final expenditure report
- Provide HUD, the City of Compton, Inspectors General, the Comptroller General of the United States, or any of their authorized representatives access to any documents, papers, or other records which are pertinent to the Federal award

8. Lead-Based Paint Certification

For any activities involving pre-1978 housing, we certify compliance with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846) and implement regulations at 24 CFR Part 35.



9. VAWA Compliance

We certify compliance with the Violence Against Women Act (VAWA) and will ensure that individuals are not denied assistance, tenancy, or occupancy rights based on criminal activity directly related to domestic violence, dating violence, sexual assault, or stalking.

10. Subrecipient Monitoring

If we utilize subrecipients, we certify that we will:

- Monitor subrecipient performance
- Ensure subrecipient compliance with all federal requirements
- Require subrecipients to provide all necessary certifications
- Include all required flow-down provisions in subrecipient agreements

Accuracy of Information

The undersigned certifies that all information provided in this application and all attachments are true and accurate to the best of their knowledge. We understand that any false, fictitious, or fraudulent information may subject us to criminal, civil, or administrative penalties.

Organization: The Empowering R.E.A.C.H. Foundation

Tax ID Number: 99-1930909

UEI Number: Q5CZFH8E2YL2

SAM Registration Status: Active



Authorization

By signing below, I certify that:

1. I have the authority to submit this application on behalf of The Empowering R.E.A.C.H. Foundation
2. The organization has the legal authority to apply for Federal assistance and the institutional, managerial, and financial capability to ensure proper planning, management, and completion of the project
3. We will comply with all Federal statutes, regulations, executive orders, and City of Compton requirements applicable to this grant

Authorized Official:

Channon Mitchell-Watkins,

Executive Director

Signature: _____

Date: _____

Board President Attestation:

Cedric Watkins Jr.,

Board President

Signature: _____

Date: _____



Attachments Checklist

- Form HUD-424B - Applicant and Recipient Assurances and Certifications
- HOME-ARP Certifications Form
- IRS 501(c)(3) Determination Letter
- Current SAM.gov Registration Certificate (UEI)
- Most Recent Audited Financial Statements
- Certificate of Good Standing from California Secretary of State
- Board Resolution Authorizing Application
- Partnership Agreements (Letters of support, MOUs, or collaboration agreements)



Fair Housing Opening Doors

Fair Housing Foundation
(800) 446-3247
www.fhfca.org

November 17, 2025

Executive Director
Stella Verdeja

Board of Directors

Chair
Connie Haynes

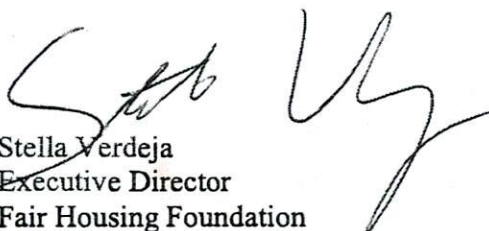
Vice-Chair
Richard Hernandez

Secretary
Julia Moore

Treasurer
Ken Hastings

Members
Yvonne Flores

Fair Housing Foundation (FHF) is pleased to submit our proposal to serve as the Lead Agency for both the Supportive Services and Tenant-Based Rental Assistance (TBRA) components under the City of Compton's HOME-ARP Program. With more than 64 years of experience in housing rights advocacy, tenant-landlord services, and rental assistance administration across Los Angeles and Orange Counties, FHF has been a trusted partner to the City of Compton for several decades. Our longstanding commitment to fair housing, coupled with our proven ability to deliver compliant, equitable, and community-centered programming, positions us well to support the City's efforts to stabilize and strengthen housing opportunities for qualifying populations. As the lead agency, Fair Housing Foundation will oversee program implementation, ensure full compliance with HUD HOME-ARP requirements, manage reporting, and serve as the primary point of contact. Our team is prepared to attend all required in-person and virtual meetings with City staff, HUD, and partnering agencies to ensure coordinated, high-quality service delivery. To expand reach and provide comprehensive supportive services, FHF will collaborate with the following community-based partners, PUSH (People Unified Striving Higher), Queendome Rise Consulting, Fatherhood Cafe and Healing Los Angeles Inc. Together, these partnerships strengthen our capacity to deliver a seamless, culturally responsive Supportive Services model while ensuring the TBRA component remains compliant, accountable, and resident centered.


Stella Verdeja
Executive Director
Fair Housing Foundation

ORGANIZATIONAL BACKGROUND

Fair Housing Foundation (FHF)

Fair Housing Foundation (FHF) has more than 64 years of experience providing housing rights advocacy, tenant–landlord services, community education, and rental assistance support throughout Los Angeles and Orange Counties. FHF has served the City of Compton for several decades and has an established reputation for delivering fair, equitable, and compliant housing services. The organization has successfully administered multiple large-scale federal, state, and county-funded rental assistance programs, including the Los Angeles County Rent Relief Program, California COVID-19 Rent Relief Program, and other emergency rental and utility assistance initiatives. These programs involved substantial multimillion-dollar budgets, strict compliance requirements, and high-volume applicant caseloads. FHF's expertise spans program oversight, HUD compliance, case management, housing counseling, income verification, and quality assurance. FHF maintains strong financial management systems, internal controls, and audit-ready documentation practices that support effective administration of complex housing programs.

PUSH – People Unified Striving Higher

PUSH serves as the nonprofit arm of the experienced technical assistance team previously operating under Klimt Consulting LLC. PUSH staff collectively bring over 23 years of experience providing rental assistance support, housing navigation, intake, documentation review, community outreach, and one-on-one technical assistance to extremely low-, low-, and moderate-income households. Over the past five years, PUSH staff have directly supported Compton residents through multiple rental and utility assistance programs, helping families apply for, secure, and maintain stabilizing benefits. The long-standing partnership between this team, Fair Housing Foundation, and local jurisdictions has built a successful track record of delivering high-quality rental and supportive service programs with accuracy and responsiveness. PUSH now leverages this capacity under a nonprofit structure to strengthen community impact and expand service delivery for vulnerable residents.

Queendome Rise Consulting

Queendome Rise Consulting, founded in 2023, provides workforce readiness, employment preparation, and financial capability training. The founder brings over 10 years of experience working with diverse populations, including as a former Los Angeles County employee and clerical supervisor. Her professional background includes financial literacy, financial management, and holding investment licenses, which enhances her ability to equip participants with practical job skills and the tools needed to

manage income, build financial stability, and maintain long-term self-sufficiency. Queendome Rise offers training that directly supports job readiness and complements housing stabilization efforts.

Fatherhood Café

Fatherhood Café is a 501(c)(3) nonprofit organization focused on strengthening families by providing essential household supplies to residents transitioning into or maintaining stable housing. Fatherhood Café administers twice-monthly Housing Supplies Pop-Up distributions, offering items such as bedding, cookware, household goods, hygiene products, and small furnishings that reduce financial burden for low-income and housing-unstable households. The organization has managed multiple community initiatives, coordinated high-volume distributions, and maintains reliable tracking and reporting practices to ensure accountability and service quality.

Healing Los Angeles Together Inc. (HLAT)

Healing Los Angeles Together Inc., established in 2023, brings more than 10 years of combined experience in healing-centered engagement, peer mentorship, community outreach, and substance abuse support services. HLAT specializes in trauma-informed healing circles, substance use disorder awareness and prevention, and warm hand-offs to clinical providers when needed. The organization has coordinated community events, healing circles, reentry support, youth engagement, and civic education programs for over a decade, consistently serving thousands of Los Angeles County residents. HLAT also operates a weekly food pantry in the City of Inglewood, serving residents experiencing food insecurity. With a leadership team composed of formerly incarcerated community healers, HLAT provides credibility, trust, and deep community-rooted insight to neighborhoods most affected by trauma and systemic harm.

PROGRAM DESCRIPTION- SUPPORTIVE SERVICES

The Fair Housing Foundation (FHF), in partnership with People Unified Striving Higher (PUSH), Queendome Rise Consulting, Fatherhood Café, and Healing Los Angeles Together Inc. (HLAT), proposes a comprehensive Supportive Services model designed to stabilize extremely low, low, and low to moderate income households, reduce barriers to housing, and promote long-term well-being for qualifying populations in the City of Compton.

Our program integrates housing navigation, case management, workforce readiness, essential household supplies, and healing-centered support, creating a coordinated safety net for residents facing homelessness, housing instability, financial hardship, trauma, and other systemic barriers.

1. Housing Navigation & Participant Support (Delivered by PUSH)

PUSH serves as the primary frontline partner for all direct housing navigation and participant assistance. PUSH staff bring over 23 years of combined experience supporting Compton residents through federal, state, and county rental and utility assistance programs.

PUSH will provide:

- Assistance completing housing and rental assistance applications for the City's TBRA Program, ensuring households meet eligibility requirements and submit complete documentation.
- Income verification support, helping participants gather, upload, and understand the materials required for TBRA approval.
- Coordination with landlords to increase participation in the TBRA program, including outreach, program explanation, and support resolving common landlord concerns.
- One-on-one case management and service coordination, connecting participants to benefits, resources, emergency services, and ongoing stabilization supports.
- Ongoing follow-up, supporting households through recertification, move-in processes, and conflict resolution to reduce program exits and maintain housing stability.
- Targeted outreach and engagement, prioritizing seniors, residents with disabilities, survivors of violence, individuals experiencing homelessness, and households with limited literacy or digital access.

This approach ensures participants not only access TBRA but maintain long-term stability beyond initial placement.

2. Workforce Readiness & Financial Capability (Delivered by Queendome Rise Consulting)

Queendome Rise Consulting will strengthen household stability by improving participants' employability and income management.

Queendome Rise Consulting will provide:

- Workforce readiness training, job search support, resume/cover letter assistance, and interview preparation.
- Workshops that help participants manage new income responsibly, reduce financial crises, and maintain stable housing long-term.
- Financial literacy and budgeting basics

This component directly aligns with HUD's HOME-ARP priorities by addressing factors that contribute to recurrent housing instability.

3. Essential Household Supplies & Move-In Support (Delivered by Fatherhood Café)

Fatherhood Café will provide practical, immediate stability for families who are newly housed or transitioning from homelessness. By hosting twice-monthly Housing Supplies Pop-Up events, households will receive essential items that significantly reduce move-in costs.

Fatherhood Café will provide:

- Bedding, towels, cookware, small household appliances
- Cleaning supplies, hygiene products, and basic household necessities
- Small furnishings that improve safety, comfort, and daily functioning

This service reduces financial strain and helps families successfully adjust to their new housing, reinforcing retention and decreasing turnover.

4. Trauma-Informed Healing Circles & Substance Use Disorder Support (Delivered by Healing Los Angeles Together Inc.)

HLAT provides healing-centered engagement that supports the emotional and behavioral health of qualifying residents. Over 10 years of experience in community outreach, healing-centered dialogue, and substance use disorder prevention.

HLAT will provide:

- Trauma-informed healing circles tailored to residents navigating chronic stress, grief, violence exposure, and instability.
- Substance use disorder awareness, education, and prevention support, helping participants understand risks and access early interventions.
- Warm hand-offs to clinical providers for individuals who require mental health or substance use treatment.

These services support mental and emotional stability, essential components of long-term housing retention.

Work Plan & Timeline – Supportive Services (HOME-ARP)

Assuming an award date of December 2025, the following Work Plan and Timeline outlines key milestones, preparation periods, service delivery phases, and closeout activities for the Supportive Services component. This schedule aligns with the workflow submitted and ensures the City of Compton receives a clear, organized, and feasible implementation plan.

JANUARY 2026 – PROGRAM PREPARATION

- Develop internal program guidelines and operating procedures
- Draft required forms, intake packets, referral pathways, and case management tools
- Prepare marketing materials, flyers, and outreach scripts
- Conduct partner coordination meetings with PUSH, Queendome Rise, Fatherhood Café, and HLAT
- Establish secure data-tracking structure for compliance and reporting

FEBRUARY 2026 – DOCUMENT FINALIZATION & CITY APPROVAL

- Submit all program documents to the City of Compton for review
- Revise materials based on City feedback
- Finalize workflows, referral pathways, and service protocols
- Complete training sessions for all partners on HOME-ARP expectations and documentation standards
- Prepare launch schedule and communication plan

MARCH 2026 – PROGRAM LAUNCH

- Begin full outreach and engagement across Compton
- Activate multiple access points (City departments, FHF, PUSH outreach, CBO partners)
- Start intake appointments and needs assessments

- Begin initial referrals to Queendome Rise, Fatherhood Café, and HLAT

APRIL 2026 – OCTOBER 2027 – FULL SERVICE DELIVERY PERIOD

- Provide ongoing case management, housing navigation, and stabilization services (PUSH)
- Deliver workforce readiness, budgeting basics, and job preparation workshops (Queendome Rise)
- Host twice-monthly Housing Supply Pop-Ups (Fatherhood Café)
- Conduct trauma-informed healing circles and SUD awareness sessions (HLAT)
- Track participant progress and update stabilization plans regularly
- Maintain monthly partner coordination meetings
- Submit monthly and quarterly reports to the City
- Adjust strategies as needed to meet service goals and participant needs

NOVEMBER 2027 – PROGRAM WIND-DOWN

- Complete remaining follow-up and participant check-ins
- Finalize referrals for long-term community resources
- Begin compiling final performance data and closeout documentation
- Conduct final internal review with partners

DECEMBER 2027 – CLOSEOUT & FINAL REPORTING

- Complete final program reports and fiscal reconciliation
- Submit all required documentation and final outcomes to the City
- Conduct final meeting with City of Compton staff
- Archive participant files per HUD requirements

Supportive Services – Budget Narrative and Line-Item Budget

BUDGET NARRATIVE (Supportive Services Component)

The Supportive Services budget is designed to ensure effective delivery of housing navigation, case management, workforce readiness, essential household supports, and trauma-informed healing services to qualifying City of Compton residents. The budget reflects the coordinated roles of Fair Housing Foundation (FHF), PUSH, Queendome Rise Consulting, Fatherhood Café, and Healing Los Angeles Together Inc. (HLAT), and supports all required staffing, supplies, workshops, and administrative functions needed to carry out the full scope of work.

Partner Services:

PUSH will receive funds to cover staff responsible for intake, housing navigation, case management, landlord coordination, eligibility screening, and participant stabilization. Staff time also covers ongoing follow-up, documentation, outreach, participant meetings, and partner coordination.

Queendome Rise Consulting will receive funding to deliver recurring workforce readiness sessions, and budgeting basics workshops.

Fatherhood Café will receive funding for twice-monthly Housing Supplies Pop-Up events, including the purchase of household essentials for distribution.

HLAT will receive funding to implement healing circles, substance-use disorder awareness, and warm clinical hand-offs. Funding supports facilitation time, materials, supplies, reporting, and coordination activities.

Program Supplies:

Each partner has included program supplies in their budgets.

Administrative Costs:

As Lead Agency, FHF will utilize administrative funds for grant management, performance monitoring, data tracking, reporting, fiscal oversight, compliance, meeting participation, and coordination across all partners. Administrative costs are within HUD-allowable limits and support required documentation and oversight responsibilities.

The overall budget is structured to maximize participant impact, ensure cost-effective service delivery, and maintain compliance with HOME-ARP requirements.

Line-Item Budget

Category	Description	Amount (\$)
PUSH	Housing navigation, case management, outreach, intake, stabilization	\$562,446.12
Queendome Rise Consulting	Workforce readiness, budgeting basics, workshops, coaching	\$110,000.00
Fatherhood Café	Essential household supplies & twice-monthly pop-up distributions	\$50,000.00
Healing Los Angeles Together (HLAT)	Healing circles, SUD awareness, warm hand-offs	\$100,000.00
Program Supplies	Printing, outreach materials, office supplies, technology	N/A
Administrative Costs – FHF	Grant management, reporting, compliance oversight	\$48,000.00
TOTAL		\$870,446.12

TBRA Program Description & Workflow – City of Compton HOME-ARP

PROGRAM DESCRIPTION – TENANT-BASED RENTAL ASSISTANCE (TBRA)

Fair Housing Foundation (FHF), in partnership with PUSH (People Unified Striving Higher), proposes a structured, compliant, and resident-centered TBRA model designed to expand housing stability for extremely low-, low-, and low-to-moderate-income households in the City of Compton. This design mirrors the structure and tone of the Supportive Services narrative and aligns with HUD HOME-ARP requirements.

TBRA services will assist eligible residents with rental subsidies, income verification, housing quality compliance, recertifications, and landlord coordination. Households may use TBRA to secure a new rental unit or remain in their existing rental unit if the property meets Housing Quality Standards (HQS) and all program requirements.

FHF will serve as the Lead Agency, overseeing program administration, rental subsidy disbursements, compliance, and reporting. PUSH will conduct income certifications, rent reasonableness reviews, HQS inspections, outreach, and participant support. The City of Compton will retain the right to review participant eligibility, documentation, and housing approvals and may make determinations as necessary.

TBRA PROGRAM GOALS

- Increase access to safe, stable, and affordable housing
- Prevent homelessness and reduce involuntary displacement
- Support Compton residents with rental subsidies tied to unit and household eligibility
- Strengthen landlord participation and expand available housing options
- Promote long-term housing retention through coordinated participant support

ELIGIBLE SERVICES

- Short- and long-term rental subsidies
- Security deposit assistance (if needed)
- Utility deposit assistance (if needed)

- Recertification and ongoing eligibility verification
- Rent reasonableness assessments
- HQS inspections and unit approvals
- Participant file maintenance and compliance tracking

This model ensures that Compton residents receive timely, compliant assistance while maintaining strong oversight, accountability, and HUD-aligned practices.

WORKFLOW – TBRA IMPLEMENTATION

1. Referral & Access Points

Residents may enter the TBRA process through:

- City of Compton referrals
- Fair Housing Foundation (lead agency)
- PUSH outreach teams
- Community-based partners
- Walk-ins or resident inquiries

2. Initial Eligibility Screening (PUSH)

- Verify that the household appears to meet HOME-ARP qualifying population criteria
- Provide an overview of TBRA requirements and documents needed
- Schedule a full eligibility appointment

3. Full Income Certification & Eligibility Review (PUSH)

- Collect and verify income documentation
- Complete full income certification per HUD standards

- Review household composition, rental status, and qualifying population criteria
- Submit file to FHF for verification

4. City Review & Determination

- The City of Compton retains the right to review participant documentation
- The City may request additional information or make eligibility determinations
- Final approval continues only once all City conditions are met

5. Unit Selection or Existing Unit Approval

Participants may:

- Select a new rental unit, OR
- Request approval to remain in an existing unit (if it meets program standards)

Steps include:

- PUSH conducts HQS inspection
- PUSH completes rent reasonableness assessment
- FHF and the City verify compliance with HOME-ARP requirements

6. Rental Subsidy Contract Execution (FHF)

- FHF drafts and executes the rental assistance agreement with the landlord
- Payment amounts are calculated according to HUD-aligned formulas
- FHF initiates ongoing rental subsidy payments

7. Participant Orientation & Support (PUSH)

- Provide orientation on program rules, responsibilities, and timelines

- Support participants through move-in or stabilization steps
- Address documentation needs and landlord/tenant questions

8. Ongoing Monitoring & Recertification

- PUSH conducts required recertifications and updates income changes
- PUSH performs follow-up HQS inspections if required
- FHF monitors rental payments and compliance
- The City retains the right to review files at any stage

9. Program Exit & Transition

- Participants exit upon income increase, program completion, or voluntary exit
- PUSH provides transition support and referrals to other resources
- FHF completes final closeout of participant file

This workflow maintains strong alignment with the style, tone, and structure used in the Supportive Services narrative, ensuring consistency across both program components.

TBRA – Budget Narrative

The Tenant-Based Rental Assistance (TBRA) budget supports the administration of rental subsidies,

income certifications, HQS inspections, compliance oversight, and participant coordination for the City of

Compton's HOME-ARP Program. The budget aligns with HUD cost principles and includes all allowable

expenses required for effective program implementation.

Personnel & Fringe Benefits:

Funds will support PUSH staff responsible for income verification, rent reasonableness reviews, HQS

inspections, eligibility assessments, landlord coordination, and required recertifications.

Personnel time

covers participant communication, file documentation, appointment scheduling, and ongoing program

support. Fringe benefits include standard nonprofit rates covering payroll taxes, health benefits, and other

employer obligations.

Rental Assistance Payments:

Most of the TBRA budget is dedicated to direct rental subsidy payments. These subsidies will be issued on

behalf of eligible participants to assist with monthly rent, security deposits, and utility deposits (as allowed).

All payments will be processed by FHF in accordance with HUD HOME-ARP regulations, City procedures,

and approved compliance standards.

Administrative Costs:

As the Lead Agency, Fair Housing Foundation will utilize administrative funds for fiscal oversight, financial

management, program reporting, documentation review, compliance monitoring, and coordination with the

City of Compton. Administrative charges fall within HUD-allowable limits and support required back-end

functions such as data management, quality assurance, internal controls, and monitoring of program

expenditures.

Program Operating Costs:

This category includes required supplies and materials for application processing, printing, inspection tools,

technology needs, participant communication, and secure file storage. These costs ensure accurate

record-keeping and efficient workflow as households progress through the TBRA process.

The TBRA budget is designed to maximize rental support for qualifying residents while maintaining strong

program accountability, regulatory compliance, and seamless administration by FHF and PUSH.

All costs go to payments except for 15% to Fair Housing for costs

TBRA and Supportive Services – Performance Measures

Projected Participants Served:

- Total Households Served Throughout the Duration: 715-900 households (including intake clients and all supportive services).
- Households Receiving Workforce Readiness Support: 315-415 participants
- Households Receiving Essential Household Items: 300–300 households
- Households Participating in Healing Circles or SUD Awareness: 100–185 participants

Key Outputs:

- Case management check-ins conducted: 1 to 2 times per month when the applicant is participating in the program
- Warm referrals to partner agencies: each applicant will be provided with a warm referral based on need
- Workforce readiness workshops delivered: 75-82 workshops, 1 workshop per week (except holidays)
- Trauma-informed healing circles delivered: 20 healing circles, 1 per month
- Housing Supplies Pop-Up distributions: 40 events, 2 times a month for 20 months

Tracking Methods:

- Intake and eligibility forms
- Monthly case management logs
- Partner referral reports
- Workshop attendance sheets, virtually and in-person
- Distribution logs (Fatherhood Café)
- Healing circle sign-in sheets and feedback forms (HLAT)
- FHF compliance and monitoring reports
- Monthly and or quarterly progress summaries submitted to the City of Compton

Compliance: Financial Management, Internal Controls, and HUD Requirements

Fair Housing Foundation (FHF) maintains comprehensive financial management policies, internal controls, and compliance procedures that meet all federal requirements, including HUD regulations, and applicable City of Compton standards. As the Lead Agency, FHF will apply these established systems to ensure accurate fiscal oversight, documentation integrity, and fully compliant program administration throughout the duration of the HOME-ARP Supportive Services contract.

Financial Management & Internal Controls:

- FHF utilizes HUD-approved financial management systems designed to track expenditures, document allowable costs, and maintain audit-ready records.
- Strong internal controls ensure segregation of duties, safeguarding of funds, and accurate financial reporting.
- All expenses are reviewed for eligibility and compliance prior to approval.
- FHF conducts ongoing internal monitoring, quality assurance checks, and file reviews to ensure accuracy.
- Fiscal operations adhere to Generally Accepted Accounting Principles (GAAP) and maintain full documentation for all program activities.

HUD Compliance:

- FHF has established policies and procedures covering income verification, eligibility determination, documentation standards, safeguarding participant information, and maintaining confidentiality.
- FHF will ensure all program activities comply with HOME-ARP requirements, including:
 - Participant eligibility and qualifying population verification
 - Documentation retention and audit standards
 - Nondiscrimination and Fair Housing Act compliance
 - Timeliness of expenditures and performance progress
- Regular reporting will be submitted to the City of Compton in accordance with HUD and City guidelines.

Partner Compliance Expectations:

- All partnering organizations including PUSH, Queendome Rise Consulting, Fatherhood Café, and Healing Los Angeles Together Inc. will be required to follow HUD and HOME-ARP regulations as a condition of participation.
- Partners will follow FHF's established documentation procedures, including participant file standards, verification forms, referral forms, progress notes, and retention policies.
- FHF will provide technical assistance and training to partners to ensure alignment with federal and City requirements.
- Partners will participate in routine compliance reviews, data verification checks, and corrective action processes if needed.

Oversight & Monitoring:

- FHF will conduct formal and informal monitoring of all partners to ensure adherence to HUD requirements.
- FHF will review partner files, performance data, referral logs, and service delivery documentation to maintain program integrity.
- Any compliance findings will be addressed promptly through corrective action planning.

Through these established systems, FHF will ensure the Supportive Services program operates with financial accuracy, regulatory compliance, transparent reporting, and adherence to all HOME-ARP federal standards.



11/15/2025

Queendome Rise Consulting

Fair Housing Foundation

RE: Letter of Support for Fair Housing Foundation – City of Compton RFP

To Whom It May Concern,

On behalf of Queendome Rise Consulting, I am pleased to provide this Letter of Support for Fair Housing Foundation (FHF) in response to the **HOME-ARP Supportive Services & Tenant-Based Rental Assistance (TBRA) RFP No. 2025-10**, focused on housing, rental assistance, and utility support services for vulnerable communities.

Queendome Rise Consulting proudly supports FHF as the lead applicant and affirms our commitment to partnering on this initiative. FHF's strong history of community advocacy, housing rights education, and responsible program administration makes them exceptionally qualified to lead this project with integrity, cultural competence, and equity-driven service delivery.

As a subcontracted service provider, Queendome Rise Consulting will offer workforce readiness services for program participants, including:

- Job readiness coaching
- Resume writing support
- Interview preparation
- Job application assistance
- Professional appearance & workplace preparedness
- Employment navigation for individuals facing barriers such as homelessness, re-entry, unemployment, or economic instability

We are fully committed to collaborating with FHF through coordinated referrals, aligned service delivery, data reporting (as appropriate), and participation in all required evaluation or capacity-building activities. We believe this partnership will significantly increase housing stability and economic mobility for underserved residents across the City of Compton.

Queendome Rise Consulting strongly endorses the Fair Housing Foundation's proposal and looks forward to supporting the successful implementation of this community-centered project.

For any questions, please contact us at info@chevonnsmith.com or (310) 367-1660.

Sincerely,

Chevonne Smith, Managing Member

Queendome Rise Consulting

info@chevonnsmith.com

(310) 367-1660



11/14/2025

Healing Los Angeles Together, Inc.
1605 W. Olympic Blvd
Suite 9029
Los Angeles, CA 90015

Fair Housing Foundation

RE: Letter of Support for Fair Housing Foundation – City of Compton RFP

To Whom It May Concern,

On behalf of Healing Los Angeles Together, Inc. (HLAT) we are pleased to submit this Letter of Support for Fair Housing Foundation (FHF) as the lead applicant for the **HOME-ARP Supportive Services & Tenant-Based Rental Assistance (TBRA) RFP No. 2025-10**. HLAT is honored to participate in this initiative designed to promote housing stability, prevent displacement, and strengthen supportive services for vulnerable residents across the region.

HLAT supports FHF's leadership in their supportive services and rental assistance efforts. Their long-standing commitment to housing equity, tenant protections, and community-based outreach demonstrates their capacity to lead a multi-agency initiative designed to support disadvantaged households.

As a program partner, HLAT will provide:

- Trauma-informed healing circles tailored to residents navigating chronic stress, grief, violence exposure, and instability.
- Substance use disorder awareness, education, and prevention support, helping participants understand risks and access early interventions.
- Warm hand-offs to clinical providers for individuals who require mental health or substance use treatment.

HLAT is committed to working collaboratively with FHF to ensure timely service delivery, coordinated outreach, and shared efforts to uplift residents experiencing economic insecurity and displacement risk.

We proudly support FHF's application and look forward to being an active partner in bringing compassionate, effective services to the Compton community.

Sincerely,

Herminia Galvez, Executive Director
Healing Los Angeles Together Inc, 501c3 nonprofit
herminia@healinglosangelestogether.org
www.healinglosangelestogether.org



Volunteers of America®
GREATER LOS ANGELES

November 13, 2025

Turmel Woods, Grants Compliance Manager
City of Compton
City Clerk's Office
205 South Willowbrook Avenue
Compton, CA 90220

**Re: HOME-ARP Supportive Services and Tenant-Based Rental Assistance (TBRA)
Request for Proposals, RFP No. 2025-10**

Dear Turmel Woods,

On behalf of Volunteers of America of Los Angeles (VOALA), I respectfully submit the enclosed proposal in response to the HOME-ARP Supportive Services and Tenant-Based Rental Assistance (TBRA) Request for Proposals, RFP No. 2025-10. VOALA is applying to provide both Supportive Services and Tenant-Based Rental Assistance.

VOALA has extensive experience providing case management, housing navigation and stabilization supports, a wide array of supportive services, and tenant-based rental assistance services for those who are homeless and at-risk of homelessness in Los Angeles County – including within the City of Compton. We have offices within the City of Compton, and experience providing services to residents within the City of Compton. We are confident that, with our effective programming and experience serving the City of Compton, we are highly qualified to provide the proposed supportive services and TBRA.

Should you have any questions or need additional information, you can reach me at (213) 389-1500 or bpratt@voala.org.

Sincerely,

A handwritten signature in black ink, appearing to be 'R Pratt', written over a diamond-shaped line.

Robert Pratt
President and CEO

Organizational Background

History and Capacity: VOALA was established in 1896 with a mission to find solutions to social problems and pioneer new approaches that will move beyond assisting individuals in need by creating positive, lasting changes for families, neighborhoods and communities. For the past 128 years, VOALA has continuously worked with the proposed target population, including individuals and families who are homeless and individuals and families at-risk of homelessness.

The agency has an extensive history providing a wide range of programs and housing for Los Angeles' most vulnerable, including Veterans, people living with HIV/AIDS, survivors of domestic violence, the re-entry population, and survivors of trafficking.

VOALA currently provides more than 120 programs to more than 35,000 individuals each year in the Greater Los Angeles area. Preventing and ending homelessness is a key component of our mission to find solutions to social problems and create positive, lasting changes for individuals and families. Our service continuum for individuals and families who are homeless has grown to our current operation serving more than 13,500 individuals each year through street outreach, rapid re-housing, prevention, more than 1,900 units of affordable housing and more than 2,600 units of interim housing, as well as numerous supportive services, all of which are rooted in a strengths-based model.

VOALA has been operating rapid re-housing and homelessness prevention programs that incorporate case management, housing navigation and stabilization services, and financial assistance components since 2009. Through these programs, VOALA provides intake, assessment, case management and development of an Individual Housing and Services Plan, referrals to supportive services, and direct financial assistance to support housing placement and retention (security deposit, utility arrears, short-term rental assistance, and moving expenses).

VOALA provides rapid re-housing and homelessness prevention services through a wide array of contracts, including contracts with the Los Angeles Homeless Services Authority to provide homelessness prevention and rapid re-housing services for those who are homeless/at-risk in the San Gabriel Valley, County of Los Angeles to provide homelessness prevention and rapid re-housing services for families, City of El Monte to provide rapid re-housing and homelessness prevention services, County of Los Angeles Adult Protective Services to provide rapid re-housing services for seniors, and California Board of State and Community Corrections to provide rapid re-housing for the re-entry population.

In the past year (July 1, 2024 – June 30, 2025) VOALA served 2,280 households through rapid re-housing and homelessness prevention programs similar to the proposed program, issuing more than \$12.95 million in rental assistance payments.

Through a HUD-funded program (Housing as an Intervention to Fight AIDS) providing housing in SPA 6 (including Compton), VOALA provided short-term rental assistance (as well as case management and housing stabilization services) to 27 households with incomes below 30% AMI. 83% of households served who began in transitional housing successfully transitioned to

permanent housing, and 71% of those receiving rental assistance successfully sustained permanent housing.

Grant Management Experience: VOALA has an annual operating budget of \$198 million, and is adept at managing federal funds, with 90% of our agency budget generated from federal, state and local government funding. VOALA has been utilizing government funding to support our programs for more than 70 years, and currently manages government contracts with numerous agencies, including: HUD, Department of Justice, Department of Labor, SAMHSA, Department of Veterans Affairs, Department of Health and Human Services, California Department of Housing and Community Development (Homekey), California Office of Emergency Services, California Board of State and Community Corrections, City of El Monte, City of Pomona, City and County of Los Angeles, City of Long Beach, and City of Pasadena. VOALA has renewed contracts with many of the agencies for multiple years, and we have a track record of meeting established program outcomes and submitting all required programmatic and fiscal reports timely and accurately.

Program Description – Supportive Services

Target Populations: The target populations for the supportive services component will be individuals who are homeless and those who are at-risk of homelessness according to HUD definitions.

Proposed Activities: The primary focus of VOALA's Supportive Services program will be to help participants rapidly secure (for those who are homeless) and maintain permanent housing that is safe, affordable, accessible, and acceptable to their needs. This housing may include market-rate rental housing, permanent supportive housing, or permanent housing with rental subsidies. The Supportive Services will operate in conjunction with the TBRA component.

VOALA's supportive services programming begins with an initial intake and assessment of each household's housing barriers, needs, and preferences. Case Managers will work with participants to problem-solve any immediate needs (such as a need for immediate medical care), and will also support households in problem-solving longer-term needs through the Individual Housing and Services Plan and case management process, which will include supporting households in increasing their income (through public benefits and/or employment), developing stronger life skills (in areas such as budgeting, interpersonal communications, being a good tenant, etc.), and connecting to supportive services to help address any other barriers to retaining permanent housing.

The Case Manager will work with each family to develop an Individual Housing and Services Plan (IHSP) that details the steps to be taken and services to be accessed to support the family in securing permanent housing (for those who are homeless) and maintaining permanent housing (for those at immediate risk of homelessness, such as those who have received a three-day notice). Housing and Services Plans will be focused around three distinct phases: initial actions required to address the immediate threats to the household's housing stability (such as housing location/placement for those who are homeless, paying rental/utility arrears, mediation with landlords and neighbors), followed by steps to address housing stability and retention barriers

(such as increasing income, learning good tenancy skills, addressing any specific barriers the household faces that may threaten housing stability), and finally, exit planning, which focuses on transitioning responsibility for housing retention to the household, including specific action planning alongside the household to prevent future homelessness.

For those who are homeless, or for at-risk households in need of relocation (such as those in units that are unaffordable, unsafe, or in units that are otherwise not a good fit for the household), the Case Manager and Housing Specialist will support households to identify and secure an appropriate housing unit.

Case Managers and Housing Specialists will take a hands-on approach to connecting clients to permanent housing, helping clients identify units, accompanying clients to view units, completing habitability and rent reasonableness assessments on units, assisting in completing rental applications, reviewing lease terms, providing education on tenant rights, and assisting clients with move-in tasks (such as turning on utilities, securing furnishings). VOALA staff will also work to connect participants to housing subsidy programs for which they are eligible to provide them with the financial resources necessary to sustain permanent housing. For eligible households (people with HIV/AIDS), VOALA operates 15 units of permanent affordable housing in/around Compton (in SPA 6) through the HOPWA Scattered Site Master Leasing program. Because VOALA operates SSVF and VASH programs, we have ready access to staff who are able to provide screening and assistance applying for these programs. Additionally, VOALA operates more than 1,900 units of permanent affordable housing that will be available to participants (based on unit availability and eligibility). Participants will have access to Housing Navigation services immediately upon entering the program. Through our landlord engagement efforts, VOALA has relationships with more than 1,400 landlords and 800 property management companies across Los Angeles and Orange Counties who are willing to rent to individuals referred by VOALA. These landlord relationships provide us with an existing stock of available rental housing that will allow us to quickly place participants into permanent housing that meets their needs and wants (such as geographic location, proximity to work/school, first floor vs. upper-level unit, number of bedrooms, accessibility, etc.).

Through the TBRA component (detailed in a separate narrative), households will be provided with flexible financial assistance to assist with costs needed to stabilize in housing, including: rental application fees, security deposits, first month's rent, rental arrears (up to 6 months), utility deposit, and up to 3 months of utility arrears. VOALA will determine amount of direct financial assistance to be provided based on a thorough assessment of the abilities and needs of the individual household, including current income sources and amounts, other expenses, barriers faced, etc.

In concert with housing placement and financial assistance, the Case Manager will connect households to supportive services to address identified barriers to ongoing housing stability. Services available through VOALA include: housing stabilization case management, linkages to community resources (banking, groceries, transportation, faith groups, etc.), Benefits Advocacy (including assistance applying for public benefits or which the household is eligible), assistance applying for housing subsidies, life skills education (budgeting, household maintenance, good

tenant practices, good neighbor practices, etc.), credit repair assistance, and employment services. Services available through partner organizations include:

Service	Provider(s)
Behavioral Health	DMH, Children's Institute, St. John's Community Health, Alma Services, USC MSW Interns working in VOALA programs
SUD	SCADP, Central City Recovery, Foundation for a Drug Free World
Employment	PV Jobs, CRCDD, YouthBuild, South LA WorkSource, WLCAC, AADP, El Nido
Education	A Childs Dream, ARC, Maxine Waters Adult School, YouthBuild, LA Trade Tech, Matrix 4 Success Academy
Housing	LAHSA/CES, Ruth's Place
Food	WAWTF, Saint Mark Food Pantry, Food from the Hood
Music/Arts	Young Musicians Foundation
Healthcare	Homeless Healthcare LA, St. John's Community Health
Legal Services	LAFLA, LA County DA's Office Bureau of Victim's Services

When referred to an off-site provider, participants will be provided with bus tokens or shuttle transportation to the provider, along with directions on how to get to the provider and their appointment time. Case Managers will call the provider to let them know the participant is coming, and will follow-up with the participant and provider after the appointment to confirm that the participant arrived and received services. Support services will be available throughout each participant's time in the program.

Case Managers will initially meet with households who are homeless weekly until they are placed into housing. Case Managers will meet with all households weekly for the first month they are in housing (both for those at-risk of homelessness and those who were homeless following placement into housing), with the frequency of meetings stepped down to bi-monthly and then to monthly as households stabilize in their housing.

Housing stabilization services will be provided using a Critical Time Intervention approach, which includes 3 phases: transition to community (during which the household meets with their Case Manager weekly and receives support connecting to community resources, such as transportation, grocery stores, schools, banking, hospitals, etc.), try-out (during which the household meets with their case manager bi-monthly for coaching using the community resources identified) and transfer of care (during which the household meets with their Case Manager monthly while the Case Manager empowers the participant to take ownership of their own stability).

Each IHSP will include a retention plan that lays out strategies to prepare households to pay their lease obligations and cover their other financial obligations after rental assistance/case management supports have ended. The retention plan will include a plan for increased income for the family (through public benefits and/or employment), as well as a budget developed with support from the family's Case Manager.

VOALA is experienced and knowledgeable in the eligibility requirements for various long-term housing subsidies, and regularly leverages housing subsidy resources to help the households we serve secure and sustain permanent housing. VOALA currently manages 778 tenant-based VASH vouchers in Los Angeles County (since October 2013), 120 PBVs for seniors (80) and people with disabilities (40) at Ballington Plaza (since 2014), and 73 PBVs (61 VASH and 12 Section 8) for families who are homeless at Blue Butterfly Village in San Pedro (since May 2015).

Client eligibility for housing vouchers and other long-term subsidies will be assessed as part of the case management process. Case Managers will review client income, family size, and other eligibility requirements (such as Veteran status for VASH vouchers), and will assist clients in applying for any vouchers for which they are eligible. Application assistance will include assistance filling out required forms, gathering any necessary back-up documentation, and monitoring client status on housing waiting lists as needed. For households that are eligible for vouchers, VOALA may provide short-term rental assistance as a bridge to housing stability until the voucher can be secured.

Work Plan and Timeline – Supportive Services

Activity	Timeline
Recruit and hire 1 FTE Program Supervisor, 2 FTE Case Managers, and 1 FTE Housing Specialist	Months 1-2
Train 1 FTE Program Supervisor, 2 FTE Case Managers, and 1 FTE Housing Specialist	Month 2
Begin enrolling clients (each Case Manager will carry a caseload of 20 participants/each, for a total of 40 participants enrolled at any given time)	Month 3
Provide intake, assessment, case management, housing navigation and stabilization services, and linkages to supportive services	Months 3-24
Connect participants to TBRA for rental assistance	Months 3-24

VOALA will provide Supportive Services to 40 participants at any given point in time. With an average 6 month time in the program, we project serving 80 participants total per year and 160 participants total over the grant period.

VOALA has extensive experience rapidly implementing new programs, including new rental assistance and housing placement supportive services programs. VOALA currently operates both Rapid Re-Housing and Prevention programs in Los Angeles County, and through these programs we already have program policies and procedures, relationships with landlords, facilities, and leadership staffing in place. This existing infrastructure, combined with our skilled human resources department with the capacity to rapidly hire qualified staff as required by the program, will allow VOALA to have all staff hired and the program fully operational within 60 days. The timeline to accomplish the identified milestones is as follows: A) Program office readiness: VOALA already has an active facility lease and is providing case management services for our existing programs in Compton, and has office space available that can be dedicated to the proposed program.

VOALA currently has a Program Manager (Leonard Fowler) who oversees our HOPWA Scattered Site Master Leasing and Short-Term Rental Assistance programs in SPA 6 who will oversee the proposed program. We will hire a Program Supervisor to oversee this program directly, as well as 2 FTE Case Managers and 1 FTE Housing Specialist. For direct services staff, VOALA will either transfer staff from our existing prevention or rapid re-housing programs to the proposed program (and hire new staff to backfill their current positions), or recruit and hire new staff for the proposed program. The decision on whether to transfer or hire new staff will be based on current caseloads and staffing demands for existing programs, and the specific skills/qualifications of current staff (for instance, whether staff are bilingual). Should new staff be hired, VOALA will begin recruitment upon notification of grant award. We anticipate all new staff will be hired within 45 days of grant award, and fully trained and providing services within 60 days of grant award. All new staff will undergo a 2-week onboarding/training program.

VOALA has an existing cadre of case managers and housing specialists working under existing programs who are experienced in providing the intake, assessment, case management, and housing retention supports required by the proposed program. These staff will be able to support initial intakes, assessments, case management, and direct financial assistance for eligible households while VOALA recruits and hires new staff to fully staff the proposed program.

Budget and Budget Narrative – Supportive Services

1. Personnel: \$469,272

Position	Annual Salary	% FTE	# Years	Total Cost
Program Supervisor	\$63,086.50	100%	2	\$126,173
Justification: The Program Supervisor will oversee staff hiring and supervision, program design, participant recruitment, collaborative partner relationship management, coordination of data collection and reporting. This staff will dedicate 100% of their time to this project.				
Case Manager	\$60,008	200%	2	\$240,032
Justification: The Case Managers will conduct intakes and assessments, develop Individual Housing and Services Plans, coordinate with accounting to determine amounts for financial assistance, and make referrals to supportive services.				
Housing Specialist	\$51,533.50	100%	2	\$103,067
Justification: The Housing Specialist will network with landlords to identify available and affordable permanent housing units, and coordinate with the Case Manager to connect participants to appropriate units.				

2. Fringe Benefits: \$140,782

Fringe benefits were calculated based on actual costs, using the following calculations: FICA (7.65%), Worker's Compensation (3%), Health/Dental (13.85%), Pension (4.5%), and ADD/LTD (1%). Fringe benefits were allocated to the grant based on the portion of time dedicated to project activities.

3. Supplies: \$18,874

Supplies include the following:

Item	Calculation	Total Cost
Office Supplies	Office supplies used in case management (pens, paper, staples, file folders, etc.) @ \$300/month x 24 months	\$7,200
Computers	Laptops for each staff (1 Program Supervisor, 2 Case Managers, and 1 Housing Specialist) @ \$2,300/each x 4 = \$9,200	\$9,200
Furnishings	Office furniture for staff (desk, chair) @ \$500/staff x 4 staff = \$2,000	\$2,000
Filing Cabinets	2 Filing cabinets @ \$237/each x 2 = \$474	\$474

4. Other: \$128,640

The other costs were calculated as follows:

Item	Calculation	Total Cost
Direct Participant assistance	VOALA will provide direct supports to address immediate needs of participants in order to support them in securing and sustaining permanent housing. This may include bus passes, food, work clothing or tools, etc. Calculated at \$400/participant x 160 participants.	\$64,000
Phone	This includes the one-time cost to purchase cell phones for each staff member (\$200/phone x 4 = \$800), as well as monthly service fees for the phone service (\$65/line/month x 4 lines x 24 months = \$6,240)	\$7,040
Internet	This covers a portion of the cost of Internet service at the program offices to support Internet use for the program staff, calculated at \$250/month x 24 months	\$6,000
Insurance	This covers insurance costs for the program (General Liability, Directors/Officers) at \$250/month	\$6,000
Facility Costs	This covers facility rent and utilities at the offices to be used by the program staff, calculated at \$1,900/month x 24 months	\$45,600

5. Indirect Costs: \$112,878

VOALA has an approved indirect cost rate of 14.9%. This results in indirect costs of \$112,878.

TOTAL BUDGET: 870,446

Performance Measures – Supportive Services

VOALA has established the following performance measures for the Supportive Services Component:

- Provide Supportive Services to 160 participants over 2-year grant period
- 70% of households that are homeless will be placed into permanent housing, and

- 70% of all households (including those who are at-risk of homelessness and those who were homeless and placed into permanent housing) will retain housing for at least one year.
- 50% of households served will increase their income from program intake to exit.

Program Description – TBRA

Target Populations: The target populations for the supportive services component will be individuals who are homeless and those who are at-risk of homelessness according to HUD definitions.

Proposed Activities: In conjunction with the Supportive Services component, VOALA will provide tenant-based rental assistance for eligible households. Rental assistance will be limited to rental application fees, security deposits, first month's rent, rental arrears (up to 6 months), utility deposit, and up to 3 months of utility arrears. VOALA will determine amount of direct financial assistance to be provided based on a thorough assessment of the abilities and needs of the individual household, including current income sources and amounts, other expenses, barriers faced, etc.

As detailed in the Supportive Services section above, each household served through TBRA will undergo an initial intake and assessment of each household's housing barriers, needs, and preferences. The Case Manager will work with each family to develop an Individual Housing and Services Plan (IHSP) that details the steps to be taken and services to be accessed to support the family in securing permanent housing (for those who are homeless) and maintaining permanent housing (for those at immediate risk of homelessness, such as those who have received a three-day notice). The IHSP will include details on the rental and/or utility assistance needs of the household, and will be used to determine the amounts of TBRA to be provided to each household.

VOALA's established process for issuing financial assistance payments to third parties to assist enrolled families requires Case Managers to complete a Financial Assistance Request Packet for submission to VOALA's Accounting Department. This packet includes documentation that confirms the landlord's identity and verifies that the landlord is the owner of the property, verifies that the household to be served has a valid lease to rent the unit, and verifies that the unit meets HUD habitability and rent reasonableness standards. Documentation included in the Financial Assistance Request Packet includes a copy of the household's signed lease, a W-9, a grant deed/tax bill/assessors report documenting that the landlord to be paid is the owner of the property, and rent comparables. VOALA's accounting department will not issue rental assistance payments to landlords prior to having a fully completed Financial Assistance Request Packet. VOALA policies require that all direct financial assistance payments are issued directly to the landlord or other payee (never to the household). VOALA's accounting system has safeguards in place to ensure rent and utility payments for each unit are only issued once per month, and VOALA's Accounting Specialists maintain detailed records of rental and other financial assistance payments made through VOALA's Accounting software. Direct financial assistance for other fees (such as utility deposits, utility/rental arrears) follow similar requirements, with a

signed lease and documentation of arrears or utility deposit fees required prior to issuance of a check directly to the landlord/utility company. Payments are processed to ensure that landlords receive rent checks timely.

Work Plan and Timeline – TBRA

Activity	Dates
Finalize financial assistance policies in coordination with City of Compton	Month 1
Provide rental assistance payments to participants based on individual needs	Months 2 - 24

VOALA has extensive experience rapidly implementing new programs, including new rental assistance programs. VOALA currently operates both Rapid Re-Housing and Prevention programs in Los Angeles County, and through these programs we already have program policies and procedures, relationships with landlords, facilities, and leadership staffing in place.

We have an existing accounting team in place with experience processing rental assistance payments. This existing infrastructure will allow us to seamlessly add the TBRA component of the proposed program to our slate of programs immediately.

VOALA currently has a Program Manager (Leonard Fowler) who oversees our HOPWA Scattered Site Master Leasing and Short-Term Rental Assistance programs in SPA 6 who will oversee the proposed program. We will hire a Program Supervisor to oversee this program directly, as well as 2 FTE Case Managers and 1 FTE Housing Specialist to provide the Supportive Services component and determine the amount of TBRA to be provided. VOALA will begin recruitment for these new hires upon notification of grant award. We anticipate all new staff will be hired within 45 days of grant award, and fully trained and providing services within 60 days of grant award. All new staff will undergo a 2-week onboarding/training program.

Budget and Budget Narrative – TBRA

Budget costs for the TBRA component include:

1. Rental Assistance: \$640,000: Rental assistance is calculated at an average of \$4,000 per household x 160 households = \$640,000. This is calculated based on providing a security deposit and first month's rent for each household, with an average rent of \$2,000/month. The specific assistance provided to each household will vary based on needs, and may include moving costs, security deposit, utility deposit, utility arrears, and/or rental arrears. Based on the available funding, the program has been designed to provide short-term assistance to help households secure/sustain permanent housing, with VOALA working with the household to secure other funding for ongoing rental costs (such as other subsidy programs, employment income, public benefits income).
2. Application Fees: \$1,077.60: VOALA has included funding to support application fees for households seeking permanent housing.

Performance Measures – TBRA

VOALA has established the following performance measures for the TBRA Component:

- Provide rental assistance to 160 participants over 2-year grant period
- 70% of households that are homeless will be placed into permanent housing, and
- 70% of all households (including those who are at-risk of homelessness and those who were homeless and placed into permanent housing) will retain housing for at least one year.

Compliance

Please see the attached documents:

- HOPWA Policies and Procedures Manual, which includes policies on how VOALA processes rental assistance payments.
- VOALA Accounting Policies and Procedures, which include policies on financial management and internal controls

**PROFESSIONAL SERVICES AGREEMENT
BETWEEN
CITY OF COMPTON
AND
THE EMPOWERING R.E.A.C.H FOUNDATION**

This **AGREEMENT** is entered 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 **The Empowering R.E.A.C.H Foundation** (hereinafter referred to as “**CONSULTANT**”), located at 5055 Exposition Blvd, Los Angeles, CA 90016

RECITALS:

WHEREAS, the **CITY** has received funding from the United States Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and HOME-American Rescue (HOME-ARP) Programs; and

WHEREAS, the **CITY** has determined that there is a need to employ the services of an experienced consultant to provide expert advice and assistance with program implementation services to ensure compliance with federal, state and local regulations; and

WHEREAS, CONSULTANT (The Empowering R.E.A.C.H Foundation) represents that it is specifically trained, experienced, competent, and has the resources to provide such services which will be required by this Agreement; and

WHEREAS, by Resolution XX,XXX adopted on XX of January 2026, the City Council authorized the City Manager to enter into a professional services agreement with the Consultant to provide the needed services; and

WHEREAS, CONSULTANT is willing to render such professional services subject to the terms and conditions set forth in this Agreement.

AGREEMENT:

1. Services to be rendered by Consultant. It is the mutual understanding of the Parties that the Consultant shall perform and be responsible for providing the following services: 1.) Supportive Services for the qualifying population of the City of Compton using HOME-ARP funds.

Consultant acknowledges that in entering into this Agreement the City is relying on Consultant's special skills and experience to do and perform the services in accordance with best standards of professional practice. Consultant agrees to perform all the said services and to the extent not furnished by the City, 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 a 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.

Consultant will be responsible for employing or engaging all persons necessary to perform the services. All of Consultant's staff will be qualified by training and experience to perform their assigned tasks. Consultant will give its personal attention to the fulfillment of the provisions of this Agreement by all of its employees and sub-consultants, if any, and will keep the services under its control. On demand of the City, if any employee or sub-consultant of Consultant 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, Consultant agrees that he or she will be discharged from performing services pursuant to provisions of this Agreement.

Channon Watkins, **Founder & Executive Director**, shall be primarily responsible for representing Consultant in performance of this Agreement.

2. Duration of Contract. The term of this Agreement shall commence upon Notification to Proceed from the City to Consultant and Consultant shall perform the services in a diligent and professional manner pursuant to this Agreement through February 30, 2029, unless this Agreement is extended or terminated as provided herein.

3. Compensation. The method of payment for the services will be based on a fee-for-services basis, billable at the rates identified within Consultant's "**Budget**" within the "**Proposal**", which is incorporated herein. It is understood and agreed between the Parties that the maximum compensation payable for all services performed by the Consultant during the initial term of this Agreement shall be limited to a not-to-exceed amount of **Eight Hundred Seventy Thousand Four Hundred Forty-Six Dollars and Twelve Cents (\$870,446.12)**.

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 reports describing services performed during the preceding month of services. Reports and Invoices shall be delivered or mailed to the **Grants Department** 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.

Channon Watkins, Founder

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 by 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 Empowering R.E.A.C.H Foundation
5055 Exposition Blvd
Los Angeles, CA 90016
Attn: Channon Watkins, President
(323) 717-0156
channon@ereachfoundation.org**

To City:

**City of Compton
205 South Willowbrook Avenue
Compton, California 90220
Attn: Turmel Woods, Grants Compliance Manager
(310) 605-5580
t.woods@comptoncity.org**

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 EMPOWERING R.E.A.C.H FOUNDATION
CONSULTANT**

Dated: _____

By _____
Channon Watkins, President

CITY OF COMPTON

Approved by:

Dated: _____

By _____
Jerry Groomes, Acting City Manager

Approved as to form:

By _____
Legal Division

Dated: _____

ATTEST:

Dated: _____

By _____
Satra D. Zurita, City Clerk