

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to affordable housing and labor standards as related to implementation of Measure JJJ.

Recommendations for Council action:

1. APPROVE the Bureau of Contract Administration (BCA) recommendations in the report dated June 6, 2018 (attached to the Council file).
2. INSTRUCT the BCA as the lead, with the assistance of the City Attorney, the Los Angeles Department of Building and Safety (LADBS) and the Department of City Planning (DCP), to prepare and present an Ordinance for the administration of projects subject to Measure JJJ, and in consultation with the City Administrative Officer (CAO) and the Chief Legislative Analyst (CLA) to include the following:
  - a. Authorizing the use of the State of California Prevailing Wage Rates as determined by the Office of Policy, Research and Legislation as the appropriate wage rates to be paid to all workers employed on any project awarded subject to Measure JJJ, and in lieu of an advertised date, the date of the developer's first submittal of a proposal for a project will be used to ascertain the appropriate prevailing wage determination.
  - b. Applying the Processes and Procedures prepared by the BCA to be utilized as the Bureau's administrative and enforcement guidelines, which are consistent with existing policies and procedures employed by the BCA, in its enforcement of state and federal prevailing wage rates and the City's Project Labor Agreements, which include the imposition of penalties, identified in the Proposed JJJ Penalty Chart presented by the BCA, in the event of non-compliance with any of the labor standards mandated by the measure.
  - c. Authorizing the BCA, in coordination with the CAO, to hire one Management Analyst for the purpose of administering the requirements on Measure JJJ.
  - d. Authorizing the BCA, in coordination with the LADBS, to not provide clearance for any Certificate of Occupancy for a project until it has been determined that the project has satisfied the labor requirements of Measure JJJ, or until the developer has created an Escrow Account in an amount to be determined by the BCA.
  - e. Authorizing the BCA to provide status updates during the construction of a project, at the halfway and 3/4 points, to determine compliance.
  - f. Requiring the developer to submit a fee or other funding mechanism to compensate the Bureau for its administrative and monitoring costs, with this submission being done at the time of, and in no event later than, the issuance of the first building permit for each project which is subject to Measure JJJ.
  - g. Identifying a fee to implement BCA oversight utilizing the Processes and Procedures, and a fund where such fee would be deposited.

h. Allowing the BCA, in coordination with the CAO, to identify the funds, either in an Escrow Account or the General Fund, where the fees associated with oversight shall be deposited.

3. RECEIVE and FILE the DCP report dated June 6, 2018 (attached to the Council file), inasmuch as the report is provided for informational purposes.

Fiscal Impact Statement: None submitted by the BCA. Neither the CAO nor the CLA has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on January 22, 2019, the PLUM Committee considered reports from the BCA and the DCP. Staff from the BCA provided the Committee information relating to their needs to implement enforcement of Measure JJJ. Staff from the DCP commented on their advisory support to the BCA with regards to Measure JJJ. After an opportunity for public comment, the Committee recommended to approve the recommendations in the BCA report, with some additional recommendation and to receive and file the DCP report. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	YES
CEDILLO	YES
SMITH	YES

SD

**-NOT OFFICIAL UNTIL COUNCIL ACTS-**