

HOMELESSNESS AND POVERTY COMMITTEE and HOUSING COMMITTEE JOINT REPORT relative to the preparation of a policy to implement a Project Labor Agreement for projects funded with Proposition HHH bond proceeds.

Recommendations for Council action:

1. REQUEST the City Attorney with the assistance of the Bureau of Contract Administration (BCA) to prepare and present a draft ordinance to provide that Proposition HHH-funded projects include a Project Labor Agreement (PLA) subject to the following parameters:
 - a. PLA will be required if the following thresholds are met:
 - i. All housing developments of 65 units or more.
 - ii. Any facility development of \$5 million or more.
 - iii. Any mixed use development that includes both Permanent Supportive Housing and facilities, provided that the PLA already applies to the housing development.
 - b. BCA will provide educational outreach and training to ensure that developers understand the requirements of a PLA, including requirements aimed at advancing job opportunities for underrepresented communities.
 - c. The PLA will require that core work staff be included on the active payroll at least 60 days out of the 100 days preceding the award of the contract.
 - d. The PLA specifies the minimum number of bids needed from subcontractors for each craft of work.
 - e. The PLA include a grievance procedure that is fair and unbiased to deal with potential jurisdictional disputes, work stoppages, interpretation of PLA policy, or other project related issues.
 - f. The length of time in which the PLA Ordinance would be in effect will be for a term of three years, with two separate one year renewals.
 - g. A hybrid tiered approach for hiring by contractors incorporating three tiers for project radius and zip codes based on socio economic factors.

2. NOTE and FILE the August 14, 2017 BCA report.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: Submitted.

West Hills Neighborhood Council

Summary:

On August 16, 2017, the Homelessness and Poverty Committee and Housing Committee had a joint meeting and considered an August 14, 2017 BCA report relative to the preparation of a policy to implement a PLA for projects funded with Proposition HHH bond proceeds.

During the meeting, representatives from the City Administrative Officer, Chief Legislative Analyst, and BCA provided an overview of the report and responded to questions from the Committee members. After consideration and having provided an opportunity for public comment, both Committee's moved to note and file the August 14, 2017 BCA report and added the recommendations reflected on this report. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

HOMELESSNESS AND POVERTY COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON:	YES
RODRIGUEZ:	YES
BONIN:	YES
HUIZAR:	YES
PRICE:	YES

HOUSING COMMITTEE



<u>MEMBER</u>	<u>VOTE</u>
CEDILLO:	YES
KREKORIAN:	ABSENT
HARRIS-DAWSON:	YES

EV
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-NOT OFFICIAL UNTIL COUNCIL ACTS-