



County of Los Angeles CHIEF EXECUTIVE OFFICE

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Chief Executive Officer

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July 29, 2016

To: Supervisor Hilda L. Solis, Chair
Supervisor Mark Ridley-Thomas
Supervisor Sheila Kuehl
Supervisor Don Knabe
Supervisor Michael D. Antonovich

From: Sachi A. Hamai
Chief Executive Officer

RESPONSE TO MOTION BY SUPERVISORS KUEHL AND RIDLEY-THOMAS ON AFFORDABLE HOUSING (ITEM NO. 22, AGENDA OF OCTOBER 27, 2015)

The Affordable Housing Coordinating Committee (Committee) was formed in January, 2016 in response to a joint motion by Supervisors Kuehl and Ridley-Thomas adopted by the Board on October 27, 2015. One of the first Committee tasks was the development of a housing outcomes template, which will be used to produce an annual Affordable Housing Outcomes Report starting in calendar year 2017. This annual report will help guide the Committee's recommended funding allocations for the development of new, or preservation/rehabilitation of existing, affordable housing.

On behalf of the Committee, the Chief Executive Office (CEO) submitted the template to the Board on March 30, 2016, and identified several follow-up actions associated with local hire provisions and certification for affordable housing operations:

1. The Chief Executive Office will consult with the Community Development Commission (CDC), Regional Planning, Public Works, Los Angeles County Economic Development Corporation, Consumer and Business Affairs, and non-profit stakeholders, such as PVJOBS, Women in Non-Traditional Employment Roles and YouthBuild, to solicit input on the following questions:
 - o How should we define local for purposes of a local hire policy?
 - o What types of workers should we try to target?
 - o How should local workers be recruited?
 - o How should developers be held accountable?
2. What infrastructure does the County need to build to create the most effective local hire program? Conduct additional research into San Francisco's and Oakland's local hire programs to determine how they balance federal funding regulations with local hire provisions. At the local level, gather information from the Los Angeles Metropolitan

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Transportation Authority on a local hire pilot they recently conducted to obtain additional insight to how they implemented local hire preferences in a manner consistent with federal funding regulations.

3. Request a legal opinion from County Counsel regarding federal funding regulations in concert with local hiring provisions and how to harmonize these potentially conflicting requirements.
4. Conduct additional research on certification programs for affordable housing operations and maintenance employees.

Parallel to these activities, in response to the Board's direction on February 9, 2016 (Item 47-A, #7), the CEO has been developing a recommended countywide local hire policy for all County-sponsored construction projects, including affordable housing construction and rehabilitation. The Committee will develop a recommended policy for affordable housing operations and maintenance separate from the recommended local hire policy for construction.

Over the next quarter, the Committee will address follow-up item number one, which will inform the development of a recommended countywide policy on local hire requirements and requirements for hiring from social enterprises for affordable housing operations and maintenance. Additional research has been conducted on items two and four and County Counsel completed item number three for the Committee's internal use. The next report, which will be provided by October 31, 2016, will include the recommended policy on affordable housing operations and maintenance, as well as the results of the research conducted based on action items two and four.

If you have any questions, please contact Phil Ansell, Director of the Homeless Initiative, at (213) 974-1752, or at pansell@ceo.lacounty.gov.

SAH:JJ:FAD
PA:LB:ef

c: Executive Office, Board of Supervisors
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Community and Senior Services
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Los Angeles Homeless Services Authority
Mental Health
Probation
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