MEASURE A

IMPLEMENTATION STEERING COMMITTEE MEETING #13

MAY 31, 2018

Safe, clean neighborhood parks, open space, beaches, rivers protection, and water conservation measure

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TODAY'S AGENDA

1. Revised Draft Displacement Avoidance Strategy

2. Grant Administration and Project Delivery

3. Next Steps for Measure A

4. Public Comment

A. Updated Goals & Policies

B. Taskforce Recommendation

1. REVISED DISPLACEMENT AVOIDANCE STRATEGY

Updated Goals & Policies

Goal 1 **Ensure that parks and recreation facilities funded by Measure A serve all residents of Los Angeles County, particularly low-income people and ethnic minorities who generally populate High and Very High Need Study Areas.**

Policy 2. In scoring competitive grant applications, award points to projects that serve High and Very High Need Study Areas.

Policy 3. Within the Natural Lands, Local Beaches, Water Conservation and Protection Competitive Grants; Regional Recreation, Multi-use Trails, and Accessibility Competitive Grants; and the Acquisition-only Competitive Grants, at least 30% of funds should be expended on projects located in High and Very High Need Study Areas.

Updated Goals & Policies

Goal 1 **Ensure that parks and recreation facilities funded by Measure A serve all residents of Los Angeles County, particularly low-income people and ethnic minorities who generally populate High and Very High Need Study Areas.**

Policy 4. Allow *non-profit* affordable housing developers working in collaboration with local park agencies and/or *non-profit park developers* to receive Measure A funds for the development of publicly-accessible park space that is located adjacent to or within one-half mile of the affordable housing development.

Policy 5. Collaborate with other public agencies to expand Measure A's Technical Assistance Program to include information about accessing and leveraging additional public funding to support open space projects (i.e. Measure M, State Cap and Trade programs, etc.). Additionally, link potential grantees to technical assistance offered by other agencies and organizations that could assist with these types of projects.

Updated Goals & Policies

Goal 2 **Work to minimize any direct impacts on land values *and existing housing* that might occur through parkland acquisition and park development in low income areas.**

Policy 4. Require conformance to applicable relocation law regarding the loss of any housing units demolished in the course of park construction or enhancement.

Updated Goals & Policies

Goal 3 Require *culturally competent, linguistically appropriate,* inclusive and meaningful public outreach and engagement aimed at existing populations for all projects funded by Measure A.

Policy 2. In competitive grant scoring, give points to projects that include community outreach that goes beyond the basic requirements referenced in Policy 1, including strategies to employ small, local businesses and workers, *and integrate workforce development through partnerships with organizations such as a conservation corps or similar youth employment organizations.*

Updated Goals & Policies

Goal 4 **Collect, analyze, and report park investment data to monitor for displacement and gentrification.**

Policy 2. Partner with research institutions, universities, non-profit organizations, and other public agencies seeking to address displacement and gentrification, by facilitating conversations and sharing data to support the development of equity *and displacement avoidance* tools and reports.

Policy 3. *Periodically evaluate how the policies in this Displacement Avoidance Strategy are being met and make adjustments as needed to lessen the likelihood of displacement and gentrification as a result of park enhancement projects.*

Updated Goals & Policies

Goal 5 **Support countywide open space and housing coordination and comprehensive anti-displacement policy development.**

Policy 1. Support the development of a countywide anti-displacement taskforce that includes representatives from County agencies and expert stakeholders including representatives from the nonprofit sector, housing, parks, transportation, and planning.

Policy 2. Support the taskforce's work on the identification of best practices, reduction of barriers, and opportunities for collaboration that contribute to the development of joint housing and parks projects using local and state funding sources.

Policy 3. Support the taskforce's development of an incentive-based system to encourage local governments to adopt broader tenant protection, anti-displacement, and value capture policies.

Updated Goals & Policies

Goal 5 **Support countywide open space and housing coordination and comprehensive anti-displacement policy development.**

Policy 4. Support the taskforce's development of long-term, multi-sector partnerships that leverage private and public funds to sustain community revitalization, neighborhood stabilization, and equitable development.

Policy 5. Support the taskforce's development of tools such as anti-displacement plan templates and other resources that can be used by communities experiencing displacement and gentrification.

Policy 6. Support the taskforce in partnering with organizations and/or academic institutions to document existing gentrification and displacement trends in Los Angeles County using indicators such as year-over-year changes in property values, ethnicity, income, and the rate of property sales.

Taskforce Recommendation

In Support of Goal 5, Policy 1 the Steering Committee could support the following recommendation to the Board of Supervisors:

"The Measure A Implementation Steering Committee recommends that the Los Angeles County Board of Supervisors form a countywide anti-displacement taskforce that includes representatives from County agencies and expert stakeholders including representatives from the nonprofit sector, housing, parks, transportation, and planning."

This recommendation would be included in the "Policies" section of the Proceedings of the Measure A Implementation Steering Committee
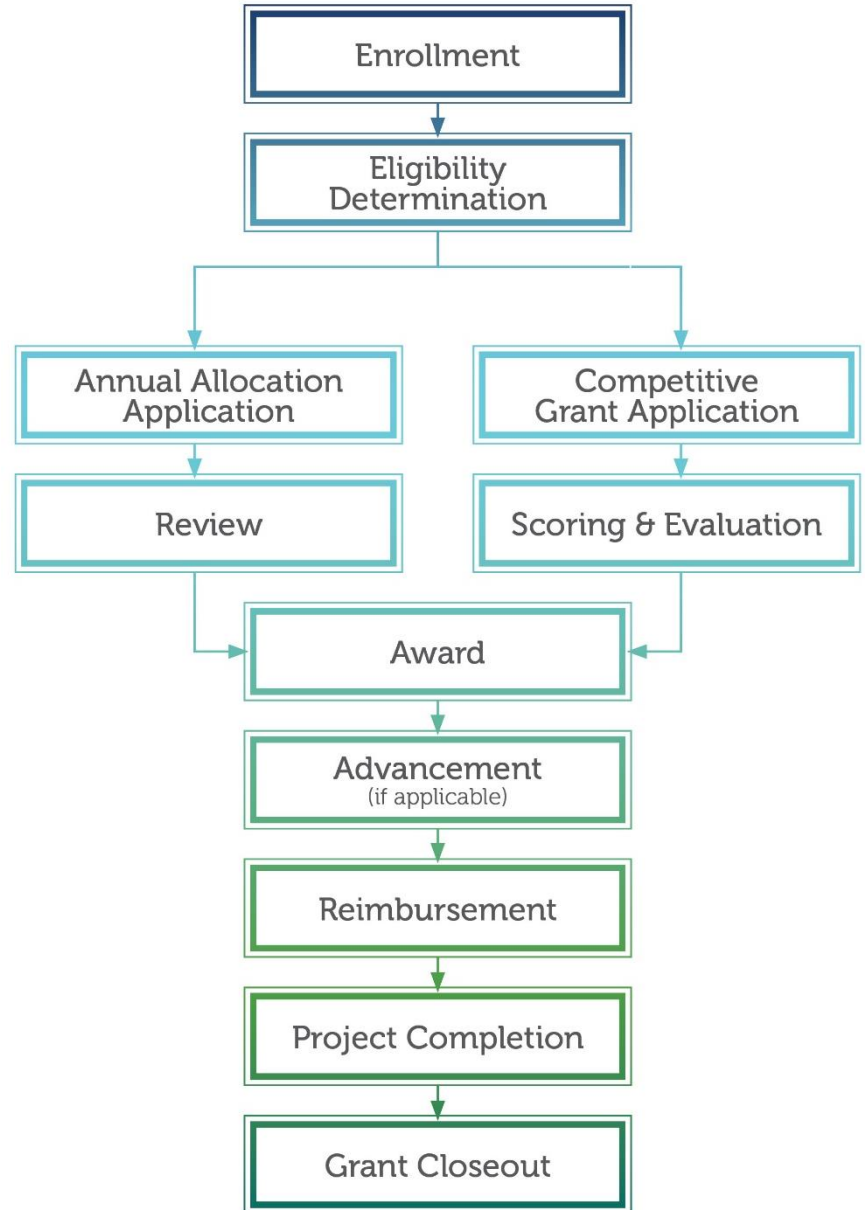
A. Grant Process Overview

B. Application Requirements

C. Reimbursement

D. Amendments

E. Good Standing

Grant Process Overview

Application Requirements

Annual Allocations

- Project Scope

- Project Location Map(s)

- Project Site Photos

- Community Engagement Plan

- Project Requirements Verification

- Project Feasibility Verification

Application Requirements

Competitive Grants

Pre Application

- Required Grant Application Meeting

- Optional Informal Letter of Interest

Application

- Narrative Responses to Questions on Application (*questions vary by grant program*)

- Project Scope

- Project Location Map(s)

- Project Site Photos

- Community Engagement Plan

- Project Requirements Verification

- Project Feasibility Verification

Reimbursement

- All grants are reimbursement-based

- Advancements of up to 50% of the grant award may be available in the following circumstances:

  - The project applicant would require advanced payment to implement the project; **or**

  - The grant award is less than $500,000

Reimbursement: Eligible Costs

- Up to 25% of grant award may be spent on eligible soft costs

- Categorization of soft costs vary by grant type:

  - Development

  - Acquisition

  - Programming

  - Planning and Design

Reimbursement: Eligible Costs

ELIGIBLE COSTS: DEVELOPMENT PROJECTS	
Soft Costs	Hard Costs
CEQA	Community Engagement
Community Engagement	Construction Documents: Beyond 30% CD level
Design Documents: Up to 30% CD level	Construction Equipment Usage Rate Fees[2]
Grantee Labor	Construction Management & Labor
Inspections	Engineering
Indirect Costs	Fixed Assets[3] with Life >5 years
Overhead Rate[1]	Interpretive Displays
Surveys	Permits
	Rental Equipment
	Technology and GIS
	Signage
	Surveys

Reimbursement: Eligible Costs

ELIGIBLE COSTS: ACQUISITION PROJECTS	
Soft Costs	**Acquisition Costs**
CEQA	Appraisals
Community Engagement	Escrow Fees
Grantee Labor	Purchase Price
Inspections	Relocation Costs
Negotiations	Title Insurance
Overhead Rate[1]	Preliminary Title Report
	Property Taxes

Reimbursement: Eligible Costs

ELIGIBLE COSTS:PROGRAMMATIC GRANTS	
Soft Costs	Hard Costs
Community Engagement	Community Engagement
Grantee Labor	Consultant Services[4]
Insurance	Portable Equipment[2]
Overhead Rate[1]	Grantee Labor
	Interpretive Displays
	Rental Equipment
	Signage
	Training Materials[2]
	Transportation[2]

ELIGIBLE COSTS:PLANNING & DESIGN FUNDS	
Soft Costs	**Hard Costs**
Grantee Labor	CEQA
Overhead Rate[1]	Community Engagement
	Design Documents

Reimbursement: Ineligible Costs

INELIGIBLE COSTS
Bonus Payments
Ceremonial Expenses
Charges above Normal/Customary Rates
Contingency Reserves
Contract Cost Overruns
Costs Paid by Other Funding Sources[5]
Damage Judgments, Attorney's/Legal Fees
Deficits, Overdrafts
Discounts not Taken
Direct Costs of Rent
Fixed Assets with a Life of < 5 years
Grant Application Costs
Interest Charges
Lodgings, Meals, and Incidentals
Non-fixed, Portable Equipment[6]
Office Equipment/Furnishings

Amendments

- Grantees must complete work in accordance with the development plans, specifications and timelines approved in the Grant Contract

- Amendment request must be submitted for any changes

REQUIRED DOCUMENTATION	AMENDMENT TYPE		
	Grant Amount	**Project Scope**	**Project Performance Period**
Justification for the request	✔	✔	✔
Revised project budget based on the new grant amount and/or new project scope	✔	✔	
Revised site plan		✔	
Revised project timeline	✔	✔	✔

Good Standing

- All enrollees and grantees must maintain **good standing** with RPOSD in order to receive Measure A Funds

- Good standing is maintained through compliance with all applicable RPOSD Grant Guidelines

  - Proposition A

  - Measure A

Good Standing

The following issues will result in an agency's or organization's **loss of good standing**:

- Failure to complete enrollment and update it annually

- Accrual of annual allocations beyond the 5 year maximum

- Accrual of M&S funds beyond the 5 year maximum

- Pattern of inadequate community engagement

- Failure to sign and complete Grant Contract within 45 days of receipt

- Failure to apply for a Grant Contract Amendment when required

- Failure to submit all required supporting documentation for:
  - Reimbursement
  - Grant Closing

- Failure to comply with:
  - Long-term obligations
  - Conversion requirements
  - Accounting requirements

Good Standing

- Before declaring loss of good standing, RPOSD will issue a Notice of Impending Loss of Good Standing that clarifies the actions the agency or organization must take to preserve good standing

- Agencies and organizations will have 60 days to resolve the issue(s) identified in the Notice of Impending Loss of Good Standing

- Failure to resolve these issues within this timeframe will result in loss of good standing

A. Board Approval Process

B. Development of Online Grant Management System

C. Technical Assistance

3. NEXT STEPS FOR MEASURE A

Board Approval Process

- *Proceedings of Measure A Implementation Steering Committee* will be filed with the Board of Supervisors as a work product and will be available to the public

- *Proceedings* provide foundation for Board Letters and guide RPOSD's future work

Board Approval Process

- **First Board Letter: June 12, 2018**
  - Recommendation to release annual allocations
    - All contracts to include clause requiring return of funds to RPOSD (and then to taxpayers) if litigation not resolved in Measure A's favor
    - Includes release of M&S funds and funds for TAP

  - Recommendation to not release competitive grant funds until litigation is resolved

- **Second Board Letter: Fall 2018**

  - Measure A Policies, Procedures, and Grant Guidelines

- **Additional Board Letters to follow as needed**

Board Approval Process

If Board of Supervisors approve the recommendations contained in the June Board Letter:

- Annual allocation funds will be available starting early fall 2018

- Competitive grant funds will only be available once litigation is resolved

Development of Online Grant Management System

The online system will allow applicants to:

- Answer questions, download templates, forms, and samples

- Upload supporting documentation, application packet with electronic signatures

- Request TA

- Save and return to applications

- Verify Good Standing

RPOSD will provide information and periodic training on the online application platform and process

Development of Online Grant Management System

The online system will allow RPOSD to:

- Issue updates and notifications to all enrollees and grantees

- Review applications

- Issue award notifications and request documents

- Streamline workflow related to grant administration, including tracking status of all grants

- Track data related to every enrollee, grantee, and grant

Technical Assistance Program

Preliminary Work has begun:

- One-on-one work with agencies that need to close Prop A grants is under way
- Preliminary identification of agencies in need of TA
- Agency interviews are planned to gather information that will help inform development of TAP content

Pilot Year of TAP will launch in Fall/Winter 2018

- Development of program based on framework
- Development of elements, materials, and content
- First workshop topics will include:
  - Park Funding 103
  - Enrollment meetings and trainings

Public Comment

QUESTIONS?

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Final Meeting

Steering Committee Meeting #14 – June 28

- Proceedings of the Measure A Implementation Steering Committee
- Next Steps for Measure A
- Appreciation Brunch

Submit any comments on today's topics to the Board of Supervisors

Measure A Community Update Meetings

http://rposd.lacounty.gov/2018/05/08/community-engagement-meetings

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