

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, ESTABLISHING LOCAL HIRING GOALS AND SKILLED  
4 WORKFORCE REQUIREMENTS FOR THE SALE AND DEVELOPMENT  
5 OF CITY-OWNED SURPLUS OR EXEMPT SURPLUS REAL PROPERTY.

6 WHEREAS, the City Council has recently declared multiple parcels of City-owned real  
7 property as either surplus or exempt surplus and has begun the process to comply with the Surplus  
8 Land Act; and

9 WHEREAS, it is likely that the City will have the opportunity in the near future to publish  
10 Requests for Proposals for the sale and development of multiple parcels of surplus real property; and

11 WHEREAS, the sale of City-owned surplus real property presents a unique opportunity to use  
12 such City resources for the benefit of the local community through the jobs created by the development  
13 of the parcels; and

14 WHEREAS, there are currently 2,717,371 people living within a 20-mile radius of the City of  
15 Riverside, but only 1,068,555 currently employed within that same radius, and 101,981 of those are  
16 employed in the Construction Industry; and

17 WHEREAS, promotion of local hiring and skilled and trained workforce programs can ensure  
18 that Riverside residents can find quality jobs close to where they live, as well as potentially reduce the  
19 time otherwise necessary to commute to jobs located in other cities; and

20 WHEREAS, the City desires to promote local hiring and skilled and trained workforce  
21 programs for City-owned surplus property sold through the open market to promote the creation of  
22 local quality jobs; and

23 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
24 California, as follows:

25 Section 1: **Application.** This Resolution shall apply to all City-owned real property  
26 declared to be surplus or exempt surplus, which the City seeks to sell on the open market after  
27 complying with the Surplus Land Act (Government Code §§ 54220, et seq.), and on which the buyer  
28 intends to construct proposed development, buildings, facilities or other improvements on the real

property (“Project”). This Resolution shall apply whether the City seeks to dispose of the property through a Request for Proposal (“RFP”) process or through direct negotiations.

**Section 2: Local Hire Goals.** Unless such a requirement would conflict with State or Federal law or regulation applicable to a particular sale of real property, all prospective buyers of City-owned surplus or exempt surplus real property shall commit to make good faith efforts to employ qualified local individuals in sufficient numbers so that no less than thirty (30) percent of the work force, measured in labor hours, is comprised of local individuals for the construction of the Project.

No less than semi-annually during the course of construction, the buyer shall provide to the City a statement showing that either the thirty (30) percent local individuals hiring goal has been met or that the buyer made good faith efforts to reach that goal. Such reports shall be signed by the buyer under penalty of perjury.

For the purposes of this section, the following definitions shall apply:

“Local individual” shall mean an individual with a permanent residence within a 20-mile radius of the center of the City of Riverside.

“Good faith efforts” includes, but is not limited to: (1) Contacting and engaging local hiring halls and reputable recruitment sources, such as the American Jobs Center, to identify qualified local individuals; (2) Advertising available jobs in trade papers and newspapers of general circulation within the City of Riverside; (3) Providing ongoing assistance to local individuals in completing job application forms; (4) Conducting or participating in a job application workshop within the City of Riverside to assist the community in applying and interviewing for jobs in the contracting industry; (5) Conducting job interviews within 20 miles of the real property; and (6) Any other means of obtaining employees who are local individuals that are reasonably calculated to comply with the goals of this section.

**Section 3: Skilled and Trained Workforce/Apprenticeship Program Participation.** Unless such requirement would conflict with a State or Federal law or regulation applicable to a particular sale of real property, all prospective buyers of City-owned real property shall commit to disclose the percentage of Skilled and Trained Workforce utilized during the course of construction of the Project and their commitment to work with area State certified apprenticeship programs to use a

1 Skilled and Trained Workforce during the construction of any proposed development, buildings,  
2 facilities or other improvements on the real property. This shall apply only to apprenticeable  
3 occupations involved in the proposed construction for which there are State certified apprenticeship  
4 programs. For real property sought to be sold through the Request for Proposal process, additional  
5 scoring points, up to the equivalent of ten points, shall be given to prospective buyers that commit to  
6 the use of a Skilled and Trained Workforce and to the use of apprenticeship programs. Points shall be  
7 awarded on a sliding scale basis based on the percentage of Skilled and Trained Workforce the  
8 prospective buyer has committed to use.

9 Each buyer of City-owned real property required to comply with this section shall provide  
10 semi-annual reports during construction showing compliance with this section. Such reports shall be  
11 signed by the buyer under penalty of perjury.

12 For the purposes of this section, “skilled and trained workforce” shall have the same meaning  
13 as in Public Contract Code section 2601, except that any listed percentage thresholds in section 2601  
14 shall not be mandatory for purposes of this Resolution.

15 Section 4: The buyer of City-owned surplus or exempt surplus real property, or buyer’s  
16 representative, shall have the right to determine the competency of all individuals hired, the number  
17 of employees required, the duties of such employees within their occupation, and shall have the right  
18 to reject an applicant for any reason; however, buyer shall exercise this right in good faith and not for  
19 the purpose of avoiding the provisions of this Resolution.

20 Section 5: The provisions of this resolution shall be incorporated into each Request for  
21 Proposals seeking to sell City-owned surplus or exempt surplus real property and into each purchase  
22 and sale agreement for the sale of City-owned surplus or exempt surplus real property.

23 Section 6: This Resolution shall become effective immediately.

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1 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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\_\_\_\_\_  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

5 Attest:

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\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the following vote, to wit:

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Ayes:

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Noes:

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Absent:

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Abstain:

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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