

1 RESOLUTION NO.

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

5 WHEREAS, the Housing Authority owns multiple parcels of real property within the City of
6 Riverside; and

7 WHEREAS, it is likely that the Housing Authority will have the opportunity in the near future
8 to declare real property as surplus and subsequently publish Requests for Proposals for the sale and
9 development of multiple parcels of surplus real property following compliance with the Surplus Land
10 Act; and

11 WHEREAS, the sale of Housing Authority-owned surplus real property presents a unique
12 opportunity to use such resources for the benefit of the local community through the jobs created by
13 the development 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 Housing Authority desires to develop local hiring and skilled and trained
21 workforce programs for Housing Authority-owned surplus property sold through the open market to
22 promote the creation of local quality jobs; and

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

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

1 improvements on the real property (“Project”). This Resolution shall apply whether the Housing
2 Authority seeks to dispose of the property through a Request for Proposal (“RFP”) process or through
3 direct negotiations.

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

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

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

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

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

26 Section 3: **Skilled and Trained Workforce/Apprenticeship Program Participation.**
27 Unless such requirement would conflict with a State or Federal law or regulation applicable to a
28 particular sale of real property, all prospective buyers of Housing Authority-owned real property shall

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

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

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

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

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

25 Section 6: This Resolution shall become effective immediately.

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1 ADOPTED by the Housing Authority this _____ day of _____, 2021.

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Chair of the Housing Authority
of the City of Riverside

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Attest:

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DONESIA GAUSE
Secretary of the Housing Authority
of the City of Riverside

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I, Donesia Gause, Secretary of the Housing Authority of the City of Riverside, California,
hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the Housing
Authority 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 this _____ day of

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_____, 2021.

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DONESIA GAUSE
Secretary of the Housing Authority

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