

## LOCAL HIRING GOALS AND SKILLED WORKFORCE REQUIREMENTS FOR THE SALE OF SURPLUS OR EXEMPT SURPLUS REAL PROPERTY

### Community & Economic Development

City Council  
October 12, 2021

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1

## BACKGROUND

- **November 19, 2020**: the City Manager's Office presented to the Economic Development, Placemaking and Branding/Marketing Committee (Committee) the Local Preference and Disadvantaged Business Enterprise Procurement Policies and potential new policy implementation.
- **January 21, 2021**: the Finance Department presented to the Committee an organizational plan for local preference procurement and Disadvantaged Business Enterprise (DBE) policies incorporating stakeholders' topic and information on request for proposals of City-Owned, Successor Agency-owned, Housing Authority-owned and Parking Authority-owned surplus land.



2

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2

## BACKGROUND CONT.

- **February 18, 2021**: Chair Fierro presented to the Committee a clarification of policy objectives, stakeholder engagement process options and a revised expedited timeline for local preference policy revisions for Request for Proposals (RFP's) on Surplus Land.
- **March 18, 2021**: the Finance Department presented the Committee with updates on the Procurement Local Preference 10 tasks and objectives.
  - The Purchasing Division formulated data requirements to meet 4 goals to review Vendor Data, Contract Award Date, Vendor Opinions on Local Preference Programs, and Stakeholder Involvement.



3

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3

## BACKGROUND CONT.

- **April 15, 2021**: the Committee directed staff to incorporate stakeholder and public feedback and return to the Committee with expansion options to include in the local preference procurement policy for future RFP's for the disposition of City-owned surplus land.
- **May 20, 2021**: The Committee directed staff to draft resolutions that includes the following:
  1. A 30% good faith effort language for local hiring;
  2. 20-mile radius for local hire; and
  3. Include apprenticeship / job training as indicated in the California Code, Public Contract Code - PCC § 2600.
- **August 2, 2021**: Subject topic pulled from August 3<sup>rd</sup> City Council agenda and referred back to the Committee for further review, discussion, and direction.



4

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4

## COMMITTEE RECOMMENDATION.

- On August 19, 2021, the Economic Development, Placemaking and Branding/Marketing Committee:
  1. Received and filed an update on local hiring goals and skilled workforce requirements for the sale and development of City, Successor Agency, Housing Authority, and Parking Authority-owned surplus or exempt surplus real property
  2. Directed staff to amend the draft resolutions with changes as set forth in the red-lined "Proposed Amendment to Local Hiring Goals and Skilled Workforce Requirements – Surplus Property" presented by Chair Fierro as an amendment to item number 3 of the staff report; and
  3. Recommended that the City Council adopt the resolutions as amended.



5

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5

## DRAFT RESOLUTIONS APPLICATION

- The Resolutions shall be applied to all City-owned, Successor Agency-owned, Housing Authority-owned, and Parking Authority-owned (collectively "City") property declared to be surplus or exempt surplus which the City seeks to sell on the open market after complying with the Surplus Land Act, and on which the buyer intends to construct proposed development, buildings, facilities or other improvements on the real property.
- The Resolutions shall apply whether the City seeks to dispose of the property through a Request for Proposal ("RFP") process or through direct negotiations.



6

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6

## LOCAL HIRE GOALS

- Buyers/Developers of City-Owned, Successor Agency-owned, Housing Authority-owned and Parking Authority-owned surplus land shall:
  - Make good faith efforts to employ qualified local individuals so that no less than **thirty (30) percent of the workforce**, measured in labor hours, is comprised of local individuals, defined as someone with a permanent residence within a **20-mile radius of the center of Riverside**, for the construction of proposed development of buildings, facilities or other improvements on the real property; and
  - Provide semi-annual reports showing either that thirty (30) percent local individuals hiring goal has been met or that the buyer made good faith efforts to reach that goal, **which shall be subject to a \$25,000 liquidated damages fee for lack of compliance for each semi-annual report.**



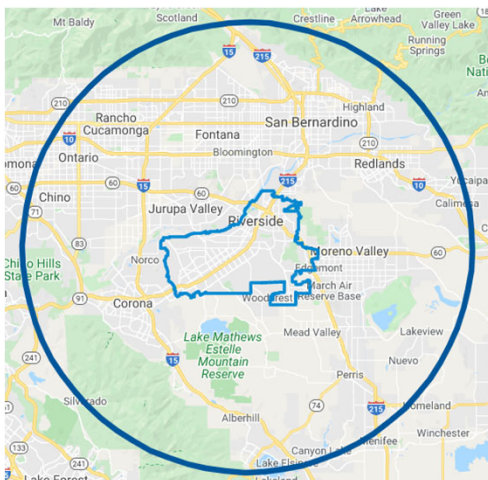
7

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7

## LOCAL WORKFORCE DEFINED

### 20 Mile Radius



- **Population:** 2,717,371
- **Currently Employed:** 1,068,555
- **Employed in Construction Industry:** 101,981
- **“Local individual”** an individual with a permanent residence within a 20-mile radius of the center of the City of Riverside <sup>8</sup>



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8

## SKILLED AND TRAINED WORKFORCE PROGRAM PARTICIPATION

- Buyers/Developers of City-Owned, Successor Agency-owned, Housing Authority-owned and Parking Authority-owned surplus land shall:
  - Disclose the specific percentage number (%) of Skilled and Trained Workforce utilized during construction and their commitment to work with area State certified apprenticeship programs.
  - For property sought to be sold through the RFP process, additional scoring points, up to the equivalent of 10 points, shall be given to prospective buyers that commit to the use of a Skilled and Trained Workforce and to the use of apprenticeship programs. Points shall be awarded on a sliding scale basis based on the percentage of Skilled and Trained Workforce the prospective buyer has committed to use.



9

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9

## SEMI-ANNUAL REPORTING

- Each buyer of City-owned real property required to comply with the skilled and trained workforce program shall provide semi-annual reports during construction showing compliance.
- Such semi-annual reports shall be signed by the buyer under penalty of perjury.
- For each semi-annual report that buyer fails to comply, buyer shall pay to City the sum of \$25,000 for each violation.



10

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10

## STRATEGIC PLAN ALIGNMENT

### Envision Riverside 2025 Strategic Plan Priorities



#3 Economic Opportunity  
- Goal 3.2

#### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &  
Resiliency



Equity



Innovation



11

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11

## RECOMMENDATIONS

1. That the City Council adopt a Resolution establishing local hiring goals and skilled workforce requirements for the sale and development of City-owned surplus or exempt surplus real property;
2. That the Successor Agency Board adopt a Resolution establishing local hiring goals and skilled workforce requirements for the sale and development of Successor Agency-owned surplus or exempt surplus real property;



12

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12

## RECOMMENDATIONS

3. That the Housing Authority Board adopt a Resolution establishing local hiring goals and skilled workforce requirements for the sale and development of Housing Authority-owned surplus or exempt surplus real property; and
4. That the Parking Authority Board adopt a Resolution establishing local hiring goals and skilled workforce requirements for the sale and development of Parking Authority-owned surplus or exempt surplus real property.



13

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