ECONOMIC DEVELOPMENT POLICY COMMITTEE
Thursday, February 18, 2021
9:00 a.m. – 10:00 a.m.

Virtual/Microsoft Teams Meeting

Call-in number: 1-323-776-6996 Access Code: 831 836 193#

AGENDA

1. Introductions

2. Legislative update (CEO) — 10 minutes

3. Business Relief updates: — 10 minutes

   a) LA Regional Covid-19 Recovery Fund (DCBA)

   b) Keep LA County Dining (LACDA)

4. West LA Civic Center project update (LACDA) — 20 minutes

5. CalFresh Employment and Training Expansion Pilot (WDACS and DPSS) — 20 minutes

6. Public Comment

NOTE:

Please send comments to EconomicDevelopment@ceo.lacounty.gov by Wednesday February 17th at noon. They will be shared with the Committee prior to the meeting.

HOUSING
COMMUNITY
ECONOMIC

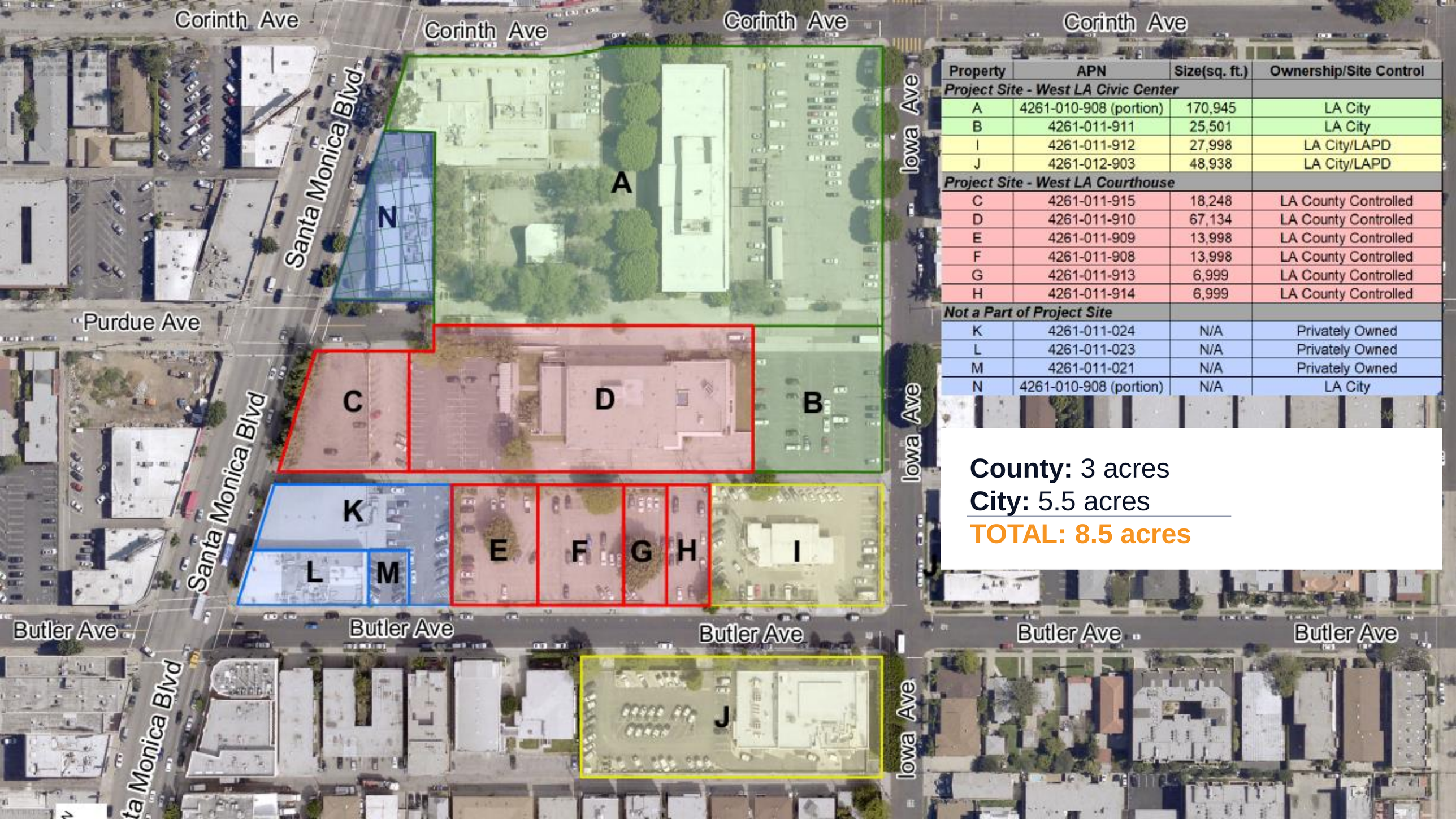
LACDA

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING

WEST LOS ANGELES CIVIC CENTER & COURTHOUSE PROJECT

February 18, 2021



Property	APN	Size(sq. ft.)	Ownership/Site Control
Project Site - West LA Civic Center			
A	4261-010-908 (portion)	170,945	LA City
B	4261-011-911	25,501	LA City
I	4261-011-912	27,998	LA City/LAPD
J	4261-012-903	48,938	LA City/LAPD
Project Site - West LA Courthouse			
C	4261-011-915	18,248	LA County Controlled
D	4261-011-910	67,134	LA County Controlled
E	4261-011-909	13,998	LA County Controlled
F	4261-011-908	13,998	LA County Controlled
G	4261-011-913	6,999	LA County Controlled
H	4261-011-914	6,999	LA County Controlled
Not a Part of Project Site			
K	4261-011-024	N/A	Privately Owned
L	4261-011-023	N/A	Privately Owned
M	4261-011-021	N/A	Privately Owned
N	4261-010-908 (portion)	N/A	LA City

County: 3 acres
City: 5.5 acres
TOTAL: 8.5 acres

Agreed Upon Project Parameters

The City of Los Angeles (City) and the Los Angeles County Development Authority, working on behalf of the County of Los Angeles (County), sought to meet certain procurement and predevelopment objectives:

- Issue a joint request for proposals (RFP) overseen by a County-City project management team;
- Selection of a single development team;
- Two (2) separate Exclusive Negotiating Agreements (ENA) with developer – one (1) for the County and one (1) for the City;
- West Los Angeles (WLA) campus seen as a single project for California Environmental Quality Act (CEQA) purposes;
- County to run entitlements through Department of Regional Planning (DRP) for the Courthouse component; and
- Separate ground lease documents to be used for County and City sites.

Timeline and RFP Process

- November 5, 2019 – Original Board of Supervisors (BOS) authorization to issue RFP for the redevelopment of the WLA Courthouse only (no City involvement)
- December 23, 2019 – Official pause of procurement process pending the development of a Memorandum of Understanding (MOU) with the City to explore issuing a joint RFP
- April 28, 2020 – BOS authorization to execute MOU with the City and to issue a jointly prepared RFP
- May 15, 2020 – Jointly developed RFP with the County and City was issued
- June 2, 2020 – Pre-proposal bidder’s conference
- September 1, 2020 – RFP responses were due
- October 14, 2020 – Virtual community engagement meeting held to review finalist proposals
- September 10 to December 17, 2020 – Review panel interviews and scoring conducted
- January 14, 2021 – Recommendation notices issued

Courthouse Lease Actions

- November 5, 2019 – Original BOS authorization to execute a two-year lease with an option to purchase with the Judicial Council of California
- August 4, 2020 – Amendment to extend the original lease term to January 31, 2023
- Lease payments based on 10% of the agreed upon purchase price of the Courthouse – fair market value appraisal dated January 18, 2019, at $35,780,000
- Lease payments derived from Third District Discretionary Funds ($1,500,000) and Chief Executive Office (CEO) Affordable Housing Acquisition Funds ($2,100,000)
- The balance of funds to pay for the Courthouse will be provided by the developer in the form of a lump-sum payment once disposition documents are executed

Development Team Organization

- To be named development entity equally comprised of Avalon Bay Communities and Abode Communities
- AvalonBay Communities
  - A publicly traded real estate investment trust that directly owns or has indirect ownership interest in 294 apartment communities with more than 86,000 apartment homes
  - Over 27 years of experience and is headquartered in Arlington, VA
  - Total annual revenues for the past two (2) years: $2.29 billion in 2018 and $2.33 billion in 2019
  - S&P 500 public company; currently holds an A- (stable) and A3 (stable) ratings from S&P and Moody's, respectively
  - Short-term capital needs can be met via a $1.75 billion unsecured revolving line of credit

Development Team Organization (continued)

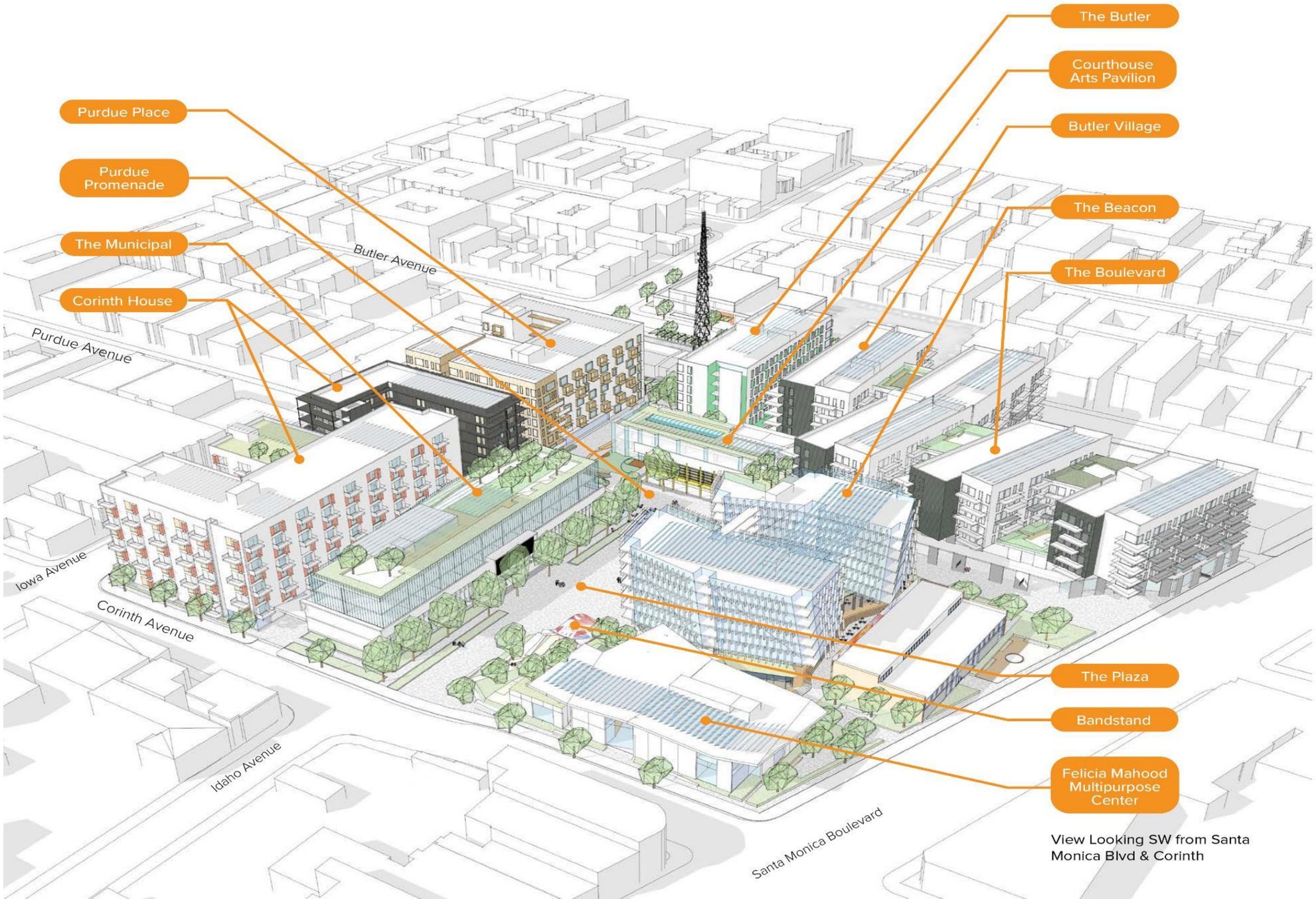
- Abode Communities
  - Mission-based non-profit affordable and supportive housing provider
  - More than $675 million in economic investment throughout California
  - 50+ affordable mixed-use and multifamily communities developed
  - Long-term owner/operator with 94% resident satisfaction rate
  - Advance housing and social equity with high-quality, well-managed housing combined with social services
  - Commitment to inclusive, community-driven design and development

Development Program/Project Overview

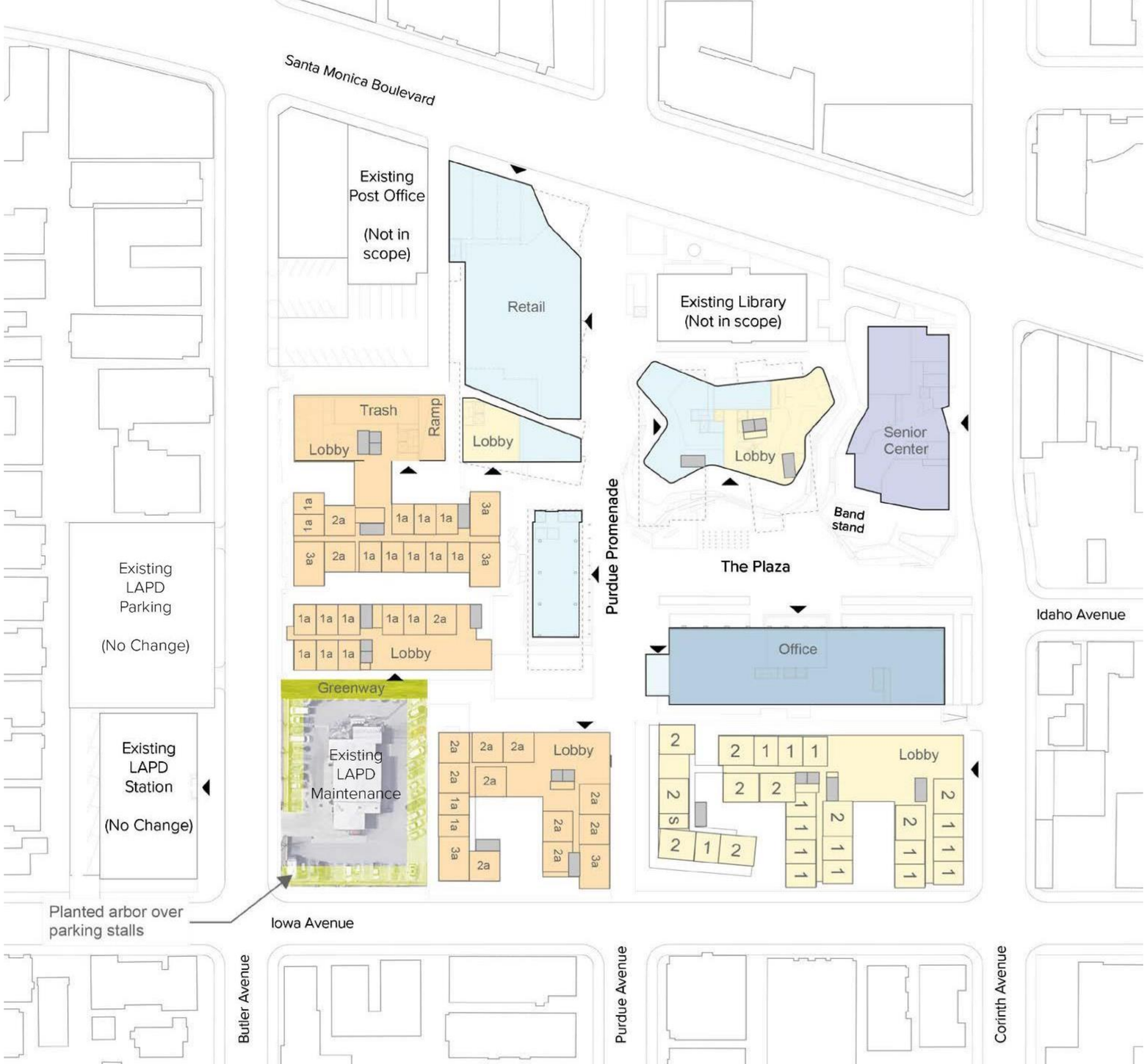
Program Component	Unit Count or Square Footage (SF)
Affordable Housing*	348 units
Moderate Income Housing**	83 units
Market Rate Housing	495 units
Municipal and Public Facilities (Felicia Mahood Multipurpose Center and Municipal Building)	93,000 SF
Commercial and Retail Space	41,000 SF
Public Open Space	118,000 SF

* Within this component, 99 units will be available to seniors and 135 units will be designated as permanent supportive housing

** Income levels between 80% and 120% of area median income (AMI)



View Looking SW from Santa Monica Blvd & Corinth


Santa Monica Boulevard
Existing Post Office
(Not in scope)
Retail
Lobby
Existing Library
(Not in scope)
Lobby
Senior Center
Band stand
The Plaza
Trash
Ramp
Lobby
Purdue Promenade
Existing LAPD Parking
(No Change)
Lobby
Office
Idaho Avenue
Greenway
Existing LAPD Maintenance
Lobby
Lobby
Existing LAPD Station
(No Change)
Planted arbor over parking stalls
Iowa Avenue
Butler Avenue
Purdue Avenue
Corinth Avenue

The Boulevard
Butler Village
Amenity
Felicia Mahood
Multipurpose Center
The Beacon
Courthouse
Arts Pavilion
The Municipal
Office
The Butler
Purdue Place
Corinth House

COFFEE
maycomb Restaurant

Project Timeline/Next Steps

- February 18, 2021 – Present at Economic Development Policy Committee Meeting
- March 9, 2021 – Approval by County to negotiate and execute ENA
- March to April 2021 – Completion of negotiations and execution of County and City ENAs, initiation of entitlements, and ground lease negotiations

Questions?

Contact Carey Jenkins at carey.jenkins@lacda.org or (626) 586-1854

February 18, 2021

CALFRESH EMPLOYMENT AND TRAINING (CFET) EXPANSION PILOT PROGRAM

RECCOMENDATION FOR DELEGATIVE AUTHORITY TO EXECUTE SUBAWARDS

Partnership between Los Angeles County Workforce Development, Aging and Community Services (WDACS) and Los Angeles Department of Public Social Services (DPSS)

wdacs workforce development aging & community services

County of Los Angeles DEPARTMENT OF PUBLIC SOCIAL SERVICES

CFET: NATIONAL PERSPECTIVE AND PURPOSE

- Purpose: Assist members of CalFresh households in gaining skills, training, work or experiences that will increase their ability to obtain regular employment
- The County can get reimbursed fifty cents ($.50) for every **non-federal** dollar it spends on **allowable** CFET programs to serve t**hose who receive CalFresh** benefits.
- 50% reimbursement funds **leverage** existing non-federal funding to **expand** workforce and training services
- Increase awareness of the CalFresh program, including its employment and training program
- **CFET Expansion Pilot Program (CEPP) will be the first third-party partnership program in Los Angeles**

REDF

An investment that works.

Goodwill Southern California

CHRYSALIS

a nonprofit organization Changing Lives Through Jobs

RECOMMENDATION FOR DELEGATIVE AUTHORITY TO EXECUTE SUBAWARDS

WDACS seeks approval to enter into Subawards with three organizations – ***Goodwill Southern California, The Chrysalis Center, and Roberts Enterprise Development Fund (REDF)***

- These three organizations are:
  - Already serving Employment & Training services to CalFresh pts through **existing** programs
  - Fund these programs through **non-federal** funding sources (State, County, City and private philanthropy funds
- Subawards will allow the County and these organizations to:
  - Reinvest and expand on CFET services
- Serve as a Pilot for potential future expansion

RECOMMENDATION FOR DELEGATIVE AUTHORITY TO EXECUTE SUBAWARDS (Continued)

Delegate authority to WDACS' Acting Director, or designee, to

- ✓ Enter into Subawards with the Chrysalis Center (Chrysalis), Goodwill of Southern California (Goodwill), and the Roberts Enterprise Development Fund (REDF).
- ✓ Execute Subawards with additional eligible providers during the next five (5) years.
- ✓ Execute amendments with Subrecipients.
- ✓ Suspend or terminate Subawards on behalf of the County in accordance with the applicable provisions in the respective Agreement.

PROPOSED JUSTIFICATION

Requested actions will allow DPSS/WDACS to:

- Further support the **alignment** of workforce development service delivery across the County.

- Allow DPSS and WDACS to **expand service** delivery to communities within the County and increase the capacity of our service providers, *at no additional County cost*.

- Leverage federal funding in the County to deliver workforce development services to DPSS/WDACS' shared participants and **expand CalFresh** access.

PROPOSED JUSTIFICATION (CONTINUED)

- Comply with the intent of California AB 415, *which encourages CFET counties to partner with social enterprises (SEs).*

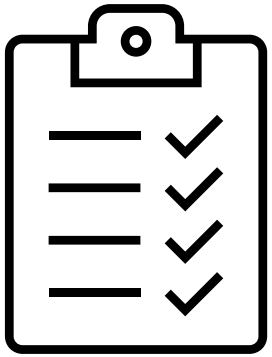
- Comply with a statewide effort to align CFET with state and local Workforce Innovation and Opportunity Act (WIOA) activities.

- Allow the County to draw down up to $1.2 million (first year) in federal reimbursement in the first year for the delivery of workforce development services.

CEPP NEXT STEPS

COMPLETED ACTIONS

- ✓ FFY 2020 CFET Plan submitted and approved
- ✓ Planning MOU between DPSS & WDACS signed



NEXT STEPS

- ❑ Implementation MOU between DPSS & WDACS
- ❑ Execute Agreements with Social Enterprises under delegated authority
- ❑ Training and finalizing fiscal controls
- ❑ Claiming
- ❑ Reinvestment and Pilot Review

QUESTIONS?

wdacs
workforce development
aging & community services

March 2, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

RECCOMENDATION FOR DELEGATED AUTHORITY TO EXECUTE SUBAWARDS FOR THE COUNTY'S CALFRESH EMPLOYMENT AND TRAINING (CFET) EXPANSION PILOT PROGRAM (ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

County of Los Angeles Workforce Development, Aging and Community Services ("WDACS") seeks approval to enter into Subawards with three organizations – Goodwill Industries Southern California ("Goodwill"), the Chrysalis Center ("Chrysalis"), and the Roberts Enterprise Development Fund ("REDF") - to provide services under the Los Angeles County Department of Public Social Services ("DPSS") and WDACS' CalFresh Employment and Training ("CFET") Expansion Pilot Program ("CEPP"). CEPP is one of several statewide efforts underway to engage with third-party partnering agencies to provide CFET services to CalFresh participants. The approval of the Subawards will allow the organizations to provide workforce-related services, technical assistance, and training/preparation to populations such as homeless, foster youth, and re-entry that face barriers to employment. These Subawards consist of new funding from the United States Department of Agriculture ("USDA") Food and Nutrition Service ("FNS"), which is leveraged by partnering agencies' own non- federal funding resources. The federal funding is passed through CDSS to DPSS and on to WDACS, at no additional cost to the County.

IT IS RECOMMENDED THAT THE BOARD:

1. Approve and authorize WDACS' Acting Director, or designee, to enter into sole source Subawards with Chrysalis, Goodwill, and REDF for the provision of CFET services for an annual total of $538,113, $601,430, and $123,750 respectively, for a total of $1,263,292, with the option to extend the Subawards for four (4) additional one year terms upon approval from DPSS and inclusion in a State CFET Plan.

2. Approve and authorize WDACS' Acting Director, or designee, to work with DPSS to execute sole source Subawards with additional eligible providers during the next five (5) years provided that: (a) such agencies meet CFET program requirements, have the administrative capacity to operate a CFET program, and can provide sustainable,

qualified funds from allowable non-federal funding sources to spend on eligible participants for allowable activities; (b) WDACS obtains County Counsel approval as to form; and (c) WDACS notifies the Board in writing within 30 business days after execution.

3. Approve and authorize WDACS' Acting Director, or designee, to execute amendments with Subrecipients as follows: 1) add new, relevant or updated federal, State and/or County Subaward terms; and 2) increase or decrease the Subaward amounts that may exceed 10% based on the availability of funds and/or based on Subrecipient's performance provided that: (a) the total allocation does not exceed available funding; and b) WDACS obtains County Counsel approval as to form of the amendment prior to any such amendment. These actions will ensure expenditure of CEPP funds and is consistent with your Board's policy of requiring review of each service provider's performance. WDACS shall provide written confirmation to your Board and the CEO within thirty (30) working days of executing such amendments.

4. Approve and authorize WDACS' Acting Director, or designee, to suspend or terminate Subawards on behalf of the County in accordance with the applicable provisions in the respective Subaward. The approval of County Counsel as to form will be obtained prior to executing suspensions or terminations. The Acting Director of WDACS will notify the Board at least ten (10) days in advance of executing terminations.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

On February 28, 2017, the County of Los Angeles Board of Supervisors ("Board") approved a motion requesting the creation of a County Alignment Plan to encourage alignment between the County's various workforce development programs and maximize services to workers and jobseekers, especially those with significant barriers to employment. On July 25, 2017, following the review of a July 14, 2017 response to the February motion, the Board further instructed DPSS and WDACS to develop, to the extent possible under federal, state, and local laws, a plan for increasing CFET funds to expand workforce development services across the County, including to General Relief participants through the County's America's Job Centers of California ("AJCCs"). After exploring several opportunities, WDACS and DPSS identified a strategy to leverage CFET and expand and align workforce development services across the County.

The requested actions will allow DPSS/WDACS to:

1. Further support the alignment of workforce development service delivery across the County.
2. Allow DPSS and WDACS to expand service delivery to communities within the County by increasing the capacity of our service providers.
3. Leverage federal funding in the County to deliver workforce development services to DPSS/WDACS' shared participants and expand CalFresh access through its existing employment and training infrastructure, as directed by the Board.

4. Comply with the intent of California AB 415, which encourages CFET counties to partner with Social Enterprises ("SEs"). SEs are competitive, revenue-generating businesses with a social mission that have access to non-federal funding that can be invested in providing CFET.
5. Comply with a statewide effort to align CFET with state and local Workforce Innovation and Opportunity Act ("WIOA") activities and help meet WIOA policy objectives such as fostering demand-driven skills attainment, enabling upward mobility for all Californians, and aligning, coordinating, and integrating programs and services.
6. Allow the County to draw down up to $1,263,292 (first program year) in federal reimbursement funds for SEs for the delivery of workforce development services to communities most in need as stated under recommendation #1.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended action supports Countywide Strategic Plan *Goal 1: Make Investments that Transform Lives* by supporting job readiness and increasing employment opportunities; and Strategic Plan *Goal 2: Foster Vibrant and Resilient Communities* by aligning workforce development programs to increase employability of high-need, priority populations.

FISCAL IMPACT/FINANCING

The maximum Subaward amount for the first program year is $1,263,292. The maximum annual amount for each Subrecipient for one year is $538,113 for Chrysalis, $601,429 for Goodwill, and $123,750 for REDF, respectively. Should WDACS exercise all four one-year optional extensions, the estimated Subaward total for the initial year and the extensions is $6,316,460. CEPP is funded by the USDA's CFET (Assistance Listing Number 10.561) funds, which leverage existing qualified agency non-federal funds from WDACS (including City of Los Angeles and County Measure H funds, Youth Services Net County Costs funds, and State INVEST funds), Chrysalis (including City and County Measure H funds, County Brilliant Corners funds, event revenue, philanthropic and corporate grants, individual donations, and Chrysalis general fund/earned revenue), Goodwill (including County Measure H funds, County Youth@Work funds, State INVEST funds, philanthropic and corporate grants, and Goodwill general funds/earned revenue), and REDF (including philanthropic and individual donor funds). DPSS will reimburse WDACS for eligible CFET costs with CFET federal funds. The USDA funds are included in DPSS's FY 20-21 budget. Funding for future fiscal years will be included each Department's annual budget request. There is no impact on County General Funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

WDACS will administer CEPP in accordance with the Federal Supplemental Nutrition Assistance Program Employment & Training Guidance (7 Code of Federal Regulations (Part 273.7 and 277)), State CDSS Manual of Policies and Procedures (MPP) (Division 63, Section 63-407), and Section 4005 of the Agriculture Improvement Act of 2018 (PL

115-334), which was enacted on December 20, 2018. CFET endeavors to help CalFresh participants gain the skills and credentials they need to obtain good jobs leading to economic self-sufficiency.

The Subawards will not result in the unauthorized disclosure of confidential information and will be in full compliance with federal, State, and County regulations and requirements.

All Subrecipients, current and prospective, are, and will be, in compliance with all Board, CEO, and County Counsel requirements.

CONTRACTING PROCESS

The USDA FNS allows states and counties to enter into Subawards governed by state and local procurement regulations where a third-party provider can share in the cost of providing employment and training services to CalFresh recipients. By entering into sole source Subawards with third-party providers, the provision of CFET services is streamlined and fully leveraged. DPSS and WDACS will also establish departmental Memorandums of Understanding ("MOUs") to describe the roles and responsibilities of each department within the partnership.

Additionally, the California Code, Welfare and Institutions Code - WIC § 18926.7 states that "a county may contract with an employment social enterprise or designated intermediary to provide services to its CalFresh E&T program participants." This language was added to the code as a result of California Assembly Bill AB 415, enacted September 28, 2017, with the aim to increase partnerships between CFET counties and social enterprises.

To facilitate the pilot phase, WDACS and DPSS decided to limit the pool of potential service providers to entities currently within WDACS' workforce system that already provide similar employment and training services. WDACS, DPSS and REDF as the primary SE Technical Assistance provider, evaluated SEs that met specific criteria, such as budget size (at least $2 million in overall SE expenses), qualified agency funds available for leveraging, quality of direct services, low-income participants likely eligible for CalFresh, and ability to meet deliverables. WDACS, DPSS, and REDF also assessed the SEs' interest and planning capacity and conducted extensive conversations to determine suitability for CFET. Based on these criteria, WDACS identified Goodwill and Chrysalis for the initial pilot phase pending CEO approval of the Sole Source awards. This also includes a sole source Subaward for REDF as the Technical Assistance agency pending CEO approval. After considering pilot results, WDACS plans to work with DPSS to expand CFET services to additional community-based organizations and AJCCs across the County.

DRAFT

MONITORING REQUIREMENT

Administrative, programmatic, and fiscal monitoring of all CEPP Subrecipients will be conducted on an annual basis to ensure Subaward compliance.

IMPACT ON CURRENT SERVICES

Approval of the recommended actions will allow for increased efficiencies in meeting the Board's mandates and provide employment and training services to the hardest to place populations of Los Angeles County, our CalFresh recipients. The federal government requires CalFresh recipients who are Able-Bodied Adults Without Dependents ("ABAWDs") to work or participate in a work or training program for 20 or more hours a week as a condition for receiving CalFresh benefits beyond three months. The ABAWD requirement is currently waived in LA County. However, once the waiver expires, ABAWDs in Los Angeles County will be subject to the work requirement, and the CFET program is one way for ABAWDs to meet that requirement.

The recommended actions will not infringe on the role of the County relationship to its residents, and the County's ability to respond to emergencies will not be impaired. There is no change to risk exposure to the County.

CONCLUSION

Should you have questions, please contact me directly, or your staff may contact Mr. Kevin Anderson, Special Assistant, at (213) 738-2593 or kanderson@wdacs.lacounty.gov.

Respectfully submitted,

Otto Solórzano
Acting Director

c: Chief Executive Office
Executive Office, Board of Supervisors
County Counsel
Department of Public Social Services

DRAFT