



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

Sandra Rivera
Agency Director

Michelle Starratt
Housing Director

224 West Winton Ave
Room 108

Hayward, California
94544-1215

phone
510.670.5404

fax
510.670-6378

TTY
510.265.0253

www.acgov.org/cda

TO: Procurement and Contracting Committee
Chair Supervisor Miley, District 4
Supervisor Marquez, District 2

CC: All members of the Board of Supervisors

FROM: Sandra Rivera, Director, Community Development Agency
Michelle Starratt, Housing Director, Housing and Community Development

DATE: March 18, 2024

SUBJECT: Report #6 on the Measure A1 Labor Compliance Program for Affordable Housing Projects (2023 Calendar Year Update)

BACKGROUND

The Board of Supervisors approved the Measure A1 (MA1) Implementation Policies for the Rental Housing Development Fund on November 7, 2017. These policies included requirements for prevailing wages, local/disadvantaged workforce hire goals and local and small local business contracting goals.

The Community Development Agency's (CDA's) Housing and Community Development Department (HCD) has presented progress towards these goals in reports made to this Committee in five previous Reports: #1 on May 17, 2021 (reporting through March 1, 2021), #2 on September 20, 2021 (reporting through June 30, 2021), #3 on July 18, 2022 (reporting through April 30, 2022), #4 on January 23, 2023 (reporting through September 30, 2023), and #5 on July 17, 2023 (reporting through February 28, 2023).

This Report #6 focuses on the 2023 calendar year, from January 1 – December 31, 2023. As of December 31, 2023, the County has committed funds to 55 projects under the MA1 Rental Housing Development Program. The Annual Report focuses on thirty-one (31) projects that were active during the reporting period. At the beginning of 2023, 13 projects were in predevelopment, of which three (3) began construction and one new project was added. Of the projects that started the year in construction, four (4) completed construction. A total of six (6) projects were fully leased up and transferred to HCD's Asset Management team for long-term monitoring.

Staff are able to report on labor, workforce, and payments data once projects begin construction; however, due to the certified payment confirmation process, it can take a significant amount of time after the completion of construction for a project's data to become final. Therefore, data in Reports made to this Committee is always subject to revisions and/or updates in subsequent reports.



For a list of current and upcoming projects and their status as of 12/31/23, please see Exhibit A.

Specific Highlights:

- \$248 million of Measure A1 Investment on all projects active during the 2023 calendar year, up from \$100M during 2022.
- 1,596 units in 31 projects completed construction, were completed and leased, or were in construction during 2023.
- 50% of total MA1 investment on projects during 2023 went to Alameda County-based businesses, double the 25% Goal set by the Board.
- The Measure A1 projects which were completed in 2023 leveraged \$46.9 million of MA1 funds into a total of \$195.7 million in investment in affordable housing construction in Alameda County.
- On Measure A1-funded projects, over \$124 million went to local Alameda County-based businesses from all funding sources (not just Measure A1). This represents over 55% of all payments made this year on these projects.
- 36% of construction labor hours were performed by Alameda County residents, surpassing the 30% Goal set by the Board.
- Over 4,900 construction jobs on MA1-funded projects in 2023.
- Over 30% of all Journey Person hours and over 50% of all Apprentice hours performed were worked by Alameda County residents.

HOUSING GOALS AND ATTAINMENT

As of December 31, 2023, the 55 Measure A1-funded projects comprise 4,179 units of housing in all stages of development. This exceeds the original Measure A1 goal of 3800 new affordable housing units.

During the reporting period, staff worked on 2,693 units: 434 new units were completed, 238 began lease up and close out, and 924 units were in-construction. 1,097 units are in the pre-development stage.

Table 1		Progress Towards Housing Goals	
Project Phase	Sum of Total Project Units	Sum of Total A1 Funding	
Pre-Development	1097	\$	66,504,703
In Construction	924	\$	98,061,049
Close Out	238	\$	36,665,955
Completed	434	\$	46,872,696
Grand Total	2693	\$	248,104,403

Progress on Goal Attainment of MA1 Labor and Contract Compliance Program

As of December 31, 2023, eleven (11) projects are in predevelopment, fourteen (14) projects are in construction, and six (6) projects completed construction and are occupied.

Table 2 – Project Summary

Table 2	
2023 Measure A1 Affordable Housing Projects	31
\$ Value of Measure A1 Investment to these projects	\$248,104,403
<i>Construction Completed</i>	6
<i>In Construction Now</i>	14
<i>In Predevelopment</i>	11
<i># Subject to Prevailing Wage Requirements</i>	31
<i># Subject to Full Measure A1 Workforce Policies</i>	31

For a summary of the thirty-one (31) projects, including the completed, in-construction, and predevelopment projects active during the reporting period and their status as of December 31, 2023, please refer to Exhibit A of this report.

ADOPTED GOALS AND ATTAINMENT

Reporting Summary

The County of Alameda utilizes various databases to collect information for MA1-funded projects. City Data Services (CDS) is utilized for all projects to collect information regarding funding. For all data related to business goals (goals measured in dollars) including payments and contracting, the County requires use of Elation Systems. For data collection related to labor and workforce goals (goals measured in hours) including labor hours, workforce diversity information, and apprenticeship information, there are two (2) databases utilized, dependent on funding source.

Most projects which receive MA1 funding use Elation Systems for project reporting. For projects that also receive funding from the City of Oakland, the County has made an allowance for the use of LCPTracker, which the City requires. The City of Oakland has entered into an agreement to share data with the County regarding MA1 funds. As Elation Systems and LCPTracker do not capture the same data, not all information is available for all projects. For the aspects of this

report which touch on aggregate data between both Elation Systems and LCPTracker, some fields have been aggregated or may not be available.

Attached as Exhibit B (Tables B1-B3) is a list of all MA1 projects active during the reporting period and the system utilized for reporting.

Requirements and Goals

Requirements

The MA1 Implementation Policies require the payment of State Prevailing Wages, the increased hire of local and local equity priority workers, and increased contracting with local and small local construction businesses. The MA1 policies for local and small local construction businesses incorporate some provisions of the County's SLEB program. This is a summary of the major terms and conditions required by the MA1 Labor and Contract Compliance policies adopted by the Board.

- Payment of State Prevailing Wages
- Employment of Local and Equity Priority Workforce
- Contracting with Local and Small Local Businesses
- Reporting on Minority Owned Business Enterprise (MBE) utilization
- Reporting on Women Owned Business Enterprise (WBE) utilization
- Private Project Labor Agreement required for Rental Housing projects that have 80+ new construction units.

Goals

Measured in Dollars

- Local Contracting Goal: 25% of MA1 funds
- Small Local Contracting Goal: 20% of MA1 funds

Measured in Hours

- Local Hire Goal: 30% of construction labor hours
- Equity Priority Hire: 5% of construction labor hours

For a more complete explanation of MA1 Policies and Procedures Requirements, Goals, and Definitions, please reference Exhibit D.

MA1 Business Goal Attainment of MA1 Labor and Contract Compliance Program

MA1 investments are used for the construction portion of a project's lifecycle. MA1 funds are part of a general funding pool and cannot be tracked separately from the pool. For this reason, staff are not able to report on which portion of funds can be allocated to the 2023 calendar year. Staff can report on dollar amounts dispersed, the percentage of payments made during the calendar year, and the percentage of the total amount of MA1 investment on a given project. The table below, the final column represents the annual amount of confirmed payments, while the second from the end represents all payments from the inception of the program to the end of 2023.

Table 3 - Contracts and Payments Activity

Table 3	MA1 Contracts and Payments Activity		
Total Contracts	Original Contract Amount	Confirmed Payments as of 12/31/23	Confirmed Payments 1/1/23 - 12/31/23
Projects completed 1/1/23 - 12/31/23*	\$195,711,725.33	\$180,660,007.00	\$9,182,579.48
Completed Projects active between 1/1/23 - 12/31/23**	\$30,961,636.00	\$31,355,255.38	\$9,182,579.48
Project In Construction / Close Out*** as of 12/31/23	\$638,675,983.55	\$330,987,562.34	\$215,680,218.95
TOTALS	\$834,387,708.88	\$511,647,569.34	\$224,862,798.43

*Refers to Project Numbers 20, 22, 23, 24, 27, 28 in Exhibit A

** Refers to Project Numbers 24, 28 in Exhibit A

*** Refers to Project Numbers 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, in Exhibit A

Payment data for Completed Projects may take up to a full year to finalize due to payments being confirmed after construction is completed. Since construction can take up to two years, payments (and the confirmations of payments) may be reported in different years, and as a result payments data can fluctuate greatly from year to year.

During the 2023 calendar year, six (6) affordable housing projects completed construction and were turned over to Asset Management, all subject to the full MA1 Labor and Contract Compliance policies. The \$46.9 million investment of MA1 funds for projects which completed in the 2023 calendar year was leveraged into \$195.7 million in investment in affordable housing construction in Alameda County.

Table 4 – Business Goals

Table 4		Funds Dispersed to Local & Small Local Businesses		
All Projects	Funds Dispersed In 2023	Confirmed Payments In 2023	Percentage of Payments during 2023 (\$224,862,798)	Percentage of total MA1 Investment* (\$248,104,403)
Local Business Investments	\$124,025,079.44	\$224,862,798.43	55.16%	50%
Small Local Business Investments	\$30,742,370.04	\$224,862,798.43	13.67%	12%

*MA1 funds are allocated as part of a pool of funds and cannot be calculated on an annual basis.

Business Goals, including Local and Small Local Contracting Goals, are based on contracts awarded as a percentage of MA1 funds allocated to a project, and are a requirement of the finished project. Therefore, for active projects, staff can only report on progress, which is usually not linear. The above chart demonstrates achieving double the Local Contracting Goal, while falling short of Small Local Contracting by 8%.

For a more complete breakdown of funds dispersed during the reporting period to Local and Small Local Businesses by project phase, please refer to Tables B-4 – B-4.2 in Exhibit B.

Reporting on Priority Business Enterprises

The MA1 implementation policies do not require specific goals for contracting with minority and women owned businesses; however, the Board has requested HCD staff to regularly report on total contract amounts and percentage of contract dollars awarded to Minority Owned Business Enterprises (MBE), Women Owned Business Enterprises (WBE), and projects owned by other priority business enterprises (MBE/WBE).

The Elation Database initially did not include the correct reporting format for priority business data, which has been updated. Staff were able to capture MBE/WBE data for some projects in this report; however, limitations in past data collection methods likely resulted in underreporting. The data below represents payments made as of when the database was updated. MA1 resulted in total payments of \$5,233,857 to WBE’s and \$6,010,491 to MBE’s during the 2023 calendar year. New reporting and tracking policies implemented by staff since the issue was identified have improved data collection methods for this metric.

Table 5 – Priority Business Tracking

Table 5		2023 Funds Directed towards priority business enterprises	
All Projects	Funds Dispersed	Percentage of Total Payments (\$224,862,798)	Percentage of Total MA1 Investment* (\$248,104,403)
MBE	\$ 6,010,491.33	2.67%	2.42%
WBE	\$ 5,233,857.49	2.33%	2.11%
DBE	\$ 7,703,996.55	3.43%	3.11%
Emerging**	\$ 447,743.61	0.20%	0.18%

*Total MA1 contribution on represented projects

** Emerging Business status had recently started being tracked, though offering the data is voluntary

HCD staff now also tracks Emerging Business Entity status among Small Local Business Entities, with data provision being voluntary. This initiative is part of a broader effort to understand and improve outreach efforts to these priority businesses and increase diversity in contracting, with further analysis and strategies to be discussed in an upcoming supplemental report.

Priority Business Tracking - For a breakdown of funds dispersed in 2023 towards priority businesses by construction phase, please refer to Exhibit B, Tables B-5.1-5.2.

MA1 Workforce Goal Attainment of MA1 Labor and Contract Compliance Program

Prevailing Wage Requirement

All MA1 Rental Housing Development Program-funded projects are monitored for applicable local, state, and federal prevailing wage requirements. **All projects, both completed and in construction, have met this requirement.**

Table 6– Prevailing Wage Reporting

Table 6	Measure A1 Rental Projects	
	All Project 2023	
Total Projects	All Projects Subject to Prevailing Wage	\$ Value of Measure A1 Investment
31	31	
	<i>24 Elation</i>	<i>6 LCP Tracker</i>
		\$248,104,403
# of Projects subject to the PLA	10*	
	<i>8 Elation</i>	<i>2 LCP Tracker</i>
		\$102,911,452

*4 projects in construction, close out, or completed during 2023 have PLAs. 6 projects in Predevelopment are currently subject to PLAs

The MA1 Rental Housing Implementation Policies require affordable housing construction projects which include 80 or more new construction units and are funded by MA1 to enter into private Project Labor Agreements (PLA). During the reporting period, 1 project with a private PLA completed construction. Currently, there are 3 projects in construction subject to the PLA requirement, and 6 projects in the predevelopment stage. The total construction contract value of those 10 projects is **\$102,911,452**.

Reporting on Workforce Opportunities and Job Creation

The Board of Supervisors set a requirement of 30% of all construction labor hours to be performed by Alameda County residents. Of projects with construction labor hours performed during the reporting period, aggregated projects surpassed the goal by over 26,000 hours.

Table 7 – Alameda County Employment Opportunities

Table 7	Local Hire Opportunities - Hours for All Projects			
	(1 completed, 3 Close Out, 11 In-Construction)			
All Jobs / Employees	Total Hours	Local Hire Goal 30%	Total Local Hire Hours	Attainment on All Projects
Elation	461,123.00	138,337	164,598	36%
LCPTracker	3,396	1,019	998	29%
Total	464,519	139,356	165,596	36%

*Refers to project #28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 in Exhibit A

While there is no specific Goal set by the Board of Supervisors regarding job creation, over 30% of jobs created on MA1 funded new affordable housing construction are also going to Alameda County residents. This means that over 30% of both new jobs and of hours performed are directly benefiting the populations MA1 set out to serve and employ in the founding of MA1.

Table 8 – Local Workforce Goals

Table 8	Local Hire Opportunities - Workers for All Projects		
	(1 completed, 3 Close Out, 11 In-Construction)		
All Jobs / Employees	Total Workers	Total Alameda County Workers	Attainment on All Projects
Elation	4,810	1,481	31%
LCPTracker	109	34	31%
Total	4,919	1,515	31%

*Refers to project #28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 in Exhibit A

Workforce by Local Apprentice & Journey Persons

New tools developed and implemented by staff have been increasing the granularity and accuracy of data over the last two reporting cycles. The first projects to use these tools for all subcontractors and all workers on the project moved from preconstruction into the construction

phase just after the July 2023 Report to this Committee. These tools will be utilized on all projects subject to MA1 reporting requirements moving forward. Data included in this report is beginning to show the results of these efforts regarding Equity Priority hire, including that of apprentices in their first and second years. Staff are working to improve the reporting of apprenticeship levels, which has been problematic due to differences between trades and reporting software.

Table 9 – Alameda County High Road Employment Opportunities – Hours

Table 9	Local Apprentice Opportunities - Hours for All Projects					
	(1 completed, 3 Close Out, 11 In-Construction)					
All Jobs / Employees	Total Apprentice Hours	Alameda County Apprentice Hours	% Local Apprentice Hours	Total Journey Person Hours	Alameda County Journey Person Hours	% Local Journey Person hours
Elation	68,629	37,442	55%	392,634	127,157	32%
LCPTracker	659	307	47%	2,737.00	691	25%
Total	69,288	37,749	54%	395,371	127,848	32%

*Refers to project #28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 in Exhibit A

Table 10 – Alameda County High Road Employment Opportunities – Jobs

Table 10	Local Apprentice Opportunities - Workers for All Projects					
	(1 completed, 3 Close Out, 11 In-Construction)					
All Jobs / Employees	Total Apprentices	Alameda County Apprentices	% Local Apprentices	Total Journey Persons	Alameda County Journey Persons	% Local Journey Persons
Elation	653	251	38%	4,178	1,230	29%
LCPTracker	13	6	46%	97	28	29%
Total	666	257	39%	4,275	1,258	29%

*Refers to project #28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 in Exhibit A

Earlier coordination with the City of Oakland improved access to some data used for creating these reports. Staff are now able to report on total jobs created for projects located in Oakland, but are not yet able to track new hires, distinguish between certain variables for apprentice classifications, or document compliance with certain aspects of the outreach requirements in LCPTracker.

Exhibit A

Measure A1 Rental Housing Development Program - Project List
Reporting Period: January 1, 2023 through December 31, 2023

	Project, Developer and Location	Labor Requirements	Labor Compliance Status
COMPLETED PROJECTS - 6*			
20	Avance - Sunflower Hill (MidPen Housing in Livermore)	MA1	Completed Project
22	Foon Lok West - Brooklyn Basin Parcel A1 (MidPen Housing in Oakland)	MA1	Completed Project
23	The Starling - Alameda Site A Family Apartments (Eden Housing in Alameda)	MA1	Completed Project
24	Fruitvale Studios (Allied in Oakland)	MA1	Completed Project
27	Rosefield Village (Alameda Housing Authority in Alameda)	MA1	Completed Project
28	Granite Ridge Apartments (Eden Housing in Fremont)	MA1	Completed Project
IN-CONSTRUCTION PROJECTS - 14*			
29	Depot Community Apartments (Allied in Hayward)	MA1	Close Out
31	Douglas Ford Community Apartments (Irvington Senior Allied in Fremont)	MA1	Close Out
32	The Vineyard (HCEB in Livermore)	MA1	Close Out
30	Casa Suenos - Fruitvale Transit Village Phase IIB (Bridge Housing in Oakland)	MA1	In Construction
33	34320 Fremont Blvd Family Housing (Allied in Fremont)	MA1	In Construction
34	Ancora Place (SAHA in Oakland)	MA1	In Construction
35	West Grand & Brush (EBALCD in Oakland)	MA1	In Construction
36	7th & Campbell (OAW & MBS in Oakland)	MA1	In Construction
37	Albany Family (SAHA in Albany)	MA1	In Construction
38	Bell Street Gardens Apartments (RCD Fremont)	MA1	In Construction
39	Mission Paradise (EAH in Hayward)	MA1	In Construction
40	Madrone Terrace (RCD in Ashland (Uninc. County))	MA1	In Construction
41	Pimentel Place / Matsya Village (EAH in Hayward)	MA1	In Construction
42	Ruby Street Crescent (Eden in Uninc. County)	MA1	In Construction
PRE-DEVELOPMENT PROJECTS - 11*			
45	Timber Senior Housing (Eden in Newark)	MA1	Pre-construction in progress
51	8350 Edes Ave (Homekey in Oakland)	MA1	Pre-construction in progress
53	Tanager ADUs (Tri-Valley REACH in Pleasanton)	MA1	Pre-construction in progress
43	1245 McKay (APC/Mercy Housing in Alameda)	MA1	Pre-Development
44	Downtown Livermore Apartments (Eden in Livermore)	MA1	Pre-Development
46	Amador Station Phase I (BRIDGE Housing in Dublin)	MA1	Pre-Development
47	Lazuli Landing (MidPen in Union City)	MA1	Pre-Development
48	Pacific Avenue Senior Homes (SAHA in Livermore)	MA1	Pre-Development
49	Regional Street (Eden in Dublin)	MA1	Pre-Development
50	15101 Washington Avenue (San Leandro)	MA1	Pre-Development
52	8452 Edes Ave (Homekey in Oakland)	MA1	Pre-Development

* It may take up to 1 year for construction payment data to become final for completed projects.

**Exhibit B – All Projects
MA1 Wage and Workforce Report**

Reporting Period: January 1, 2023, to December 31, 2023

Table B-1 – Completed Projects: Subject to MA1 Labor Compliance Requirements

All 6 Completed projects are subject to full reporting per the adopted policies.

Table B-1	Completed Projects	Elation	LCP Tracker
20	Avance - Sunflower Hill (MidPen Housing in Livermore)	X	
23	Alameda Site A Family Apartments (Eden Housing in Alameda)	X	
27	Rosefield Village (Alameda Housing Authority in Alameda)	X	
28	Granite Ridge Apartments (Eden in Fremont)	X	
22	Foon Lok West (MidPen Housing in Oakland)		X
24	Fruitvale Studios (Allied in Oakland)		X

Table B-2 - Projects in Construction/Close Out: Subject to MA1 Labor Compliance Requirements

All 14 projects are subject to full reporting per the adopted policies.

Table B-2	Projects In-Construction / Close Out	Elation	LCP Tracker
29	Depot Community Apartments (Allied in Hayward)	X	
31	Douglas Ford Community Apartments (Irvington Senior Allied in Fremont)	X	
32	The Vineyard (HCEB in Livermore)	X	
33	34320 Fremont Blvd Family Housing (Allied in Fremont)	X	
37	Albany Family (SAHA in Albany)	X	
38	Bell Street Gardens Apartments (RCD Fremont)	X	
39	Mission Paradise (EAH in Hayward)	X	
40	Madrone Terrace (RCD in Ashland (Uninc. County))	X	
41	Pimentel Place / Matsya Village (EAH in Hayward)	X	
42	Ruby Street Crescent (Eden in Uninc. County)	X	
30	Casa Suenos - Fruitvale Transit Village Phase IIB (Bridge Housing in Oakland)		X
34	Ancora Place (SAHA in Oakland)		X
35	West Grand & Brush (EBALCD in Oakland)		X
36	7th & Campbell (OAW & MBS in Oakland)		X

Table B-3 – Projects in Pre-Development: Subject to MA1 Labor Compliance Requirements

All 11 projects are subject to full reporting per the adopted policies.

Table B-3	Projects in Predevelopment	Elation	LCP Tracker
45	Timber Senior Housing (Eden in Newark)	X	
51	8350 Edes Ave (Homekey in Oakland)	X	
53	Tanager ADUs (Tri-Valley REACH in Pleasanton)	X	
43	1245 McKay (APC/Mercy Housing in Alameda)	X	
44	Downtown Livermore Apartments (Eden in Livermore)	X	
46	Amador Station Phase I (BRIDGE Housing in Dublin)	X	
47	Lazuli Landing (MidPen in Union City)	X	
48	Pacific Avenue Senior Homes (SAHA in Livermore)	X	
49	Regional Street (Eden in Dublin)	X	
50	15101 Washington Avenue (San Leandro)	X	
52	8452 Edes Ave (Homekey in Oakland)	X	

Tables B-4.1 – B-4.2 Local and Small Local Businesses

Table B-4.1	2023 Local Business Investments		
Completed Projects	Funds Dispersed	Confirmed Payments	Percentage of Payments
Local Business Investments	\$ 1,584,453	\$ 9,182,579	17%
Small Local Business Investments	\$ 1,290,056	\$ 9,182,579	14%

Table B-4.2	2023 Local Business Investments		
In-Construction Projects	Funds Dispersed	Confirmed Payments	Percentage of Payments
Local Business Investments	\$ 122,440,627	\$ 215,680,219	57%
Small Local Business Investments	\$ 29,452,314	\$ 215,680,219	14%

Tables B-5.1 – B-5.2 Priority Business Enterprises (MBE/WBE)

Contracting with Minority (MBE) and Women (WBE) Owned Businesses

The MA1 implementation policies do not require specific goals for contracting with minority and women owned businesses; however, the Board has requested HCD staff to regularly report on total contract amounts and percentage of contract dollars awarded to Minority Owned Business Enterprises (MBE), Women Owned Business Enterprises (WBE), and projects owned by other priority business enterprises (MBE/WBE).

Staff were able to capture MBE/WBE data for some projects in this report; however, limitations in past data collection methods likely resulted in underreporting.

Table B- 5.1		
Funds Directed towards priority business enterprises		
Completed Projects	Funds Dispersed in 2023	Percentage of Payments during 2023
MBE	\$ 191,351	0.09%
WBE	\$ 58,843	0.03%
DBE	\$ 187,818	0.08%
Emerging*	\$ -	0.00%
*emerging business status was not being tracked during this time		

Table B-5.2		
Funds Directed towards priority business enterprises		
In-Construction Projects	Funds Dispersed in 2023	Percentage of Payments during 2023
MBE	\$ 5,819,140	2.59%
WBE	\$ 5,175,014	2.30%
DBE	\$ 7,516,178	3.34%
Emerging*	\$ 447,744	0.20%

*emerging business status has started being tracked, and offering the information is voluntary

Tables B-6.1-6.3 – Prevailing Wage Reporting by Phase

Table 6.1	Measure A1 Rental Projects	
	Completed 2023	
Total Projects	Completed Projects Subject to Prevailing Wage	\$ Value of Measure A1 Investment
6 of 31	6	
	4 Elation	2 LCP Tracker
# of Projects subject to the PLA	1	
	0 Elation	1 LCP Tracker

Table 6.2	Measure A1 Rental Projects	
	In-Construction / Close Out 2023	
Total Projects	In-Construction / Close Out Projects Subject to Prevailing Wage	\$ Value of Measure A1 Investment
31	14	
	10 Elation	4 LCP Tracker
# of Projects subject to the PLA	3	
	2 Elation	1 LCP Tracker

Table 6.3	Measure A1 Rental Projects	
	Preconstruction 2023	
Total Projects	Preconstruction Projects Subject to Prevailing Wage*	\$ Value of Measure A1 Investment
31	11	
	11 Elation	0 LCP Tracker
# of Projects subject to the PLA	6*	
	6 Elation	0 LCP Tracker

Exhibit D
MA1 Labor and Contract Compliance
Terms and Conditions Overview:

MA1 requires paying State Prevailing Wages, the increased hire of local and local equity priority workers, and increased contracting with local and small local construction businesses. The MA1 policies for local and small local construction businesses incorporates some provisions of the County's SLEB program, but it is not the same as the SLEB program. The following is an overview of the major terms and conditions of the MA1 Labor and Contract Compliance policies and procedures with which each project is required to comply.

- A. State Prevailing Wages Rates
- B. Employment of Local and Equity Priority Residents:
 - 1. 30% Local Worker Hire Goal. 30% of all construction hours worked on the project shall be performed by residents of Alameda County.
 - 2. 5% Equity Priority Hire Goal. 5% of all construction hours worked on the project.
- C. Contracting with Local and Small Local Construction Businesses:
 - 1. 25% Local Contracting Goal: An amount equal to 25% of the amount of the Measure A1 contract shall be paid to Alameda County-based businesses.
 - 2. 20% Small Local Contracting Goal: An amount equal to 20% of the amount of the Measure A1 Contract, shall be paid to certified small Alameda County-based businesses.
- D. Requirements for Outreach to Local and Equity Priority Workers and to Local and Small Local Businesses.
- E. Reporting on HUD Section 3 requirements for new hire of low-income residents.
- F. Reporting on Minority Owned Business Enterprise/Woman Owned Business Enterprise (MBE/WBE) utilization.
- G. Project Labor Agreement required for new construction of Rental Housing projects that are 80 units or larger.

Definitions

Payment of **State Prevailing Wage Rates** are required:

Contractors shall ensure they and their employees know the correct prevailing wage rates for every classification employed on the Project and update wages throughout the year when state and federal prevailing wage rates are updated. When **Federal Davis-Bacon** prevailing wage is also required on the project, both wage rates are monitored. The higher of the two per trade applies.

Equity Priority Workers are residents of Alameda County with incomes below 80% of Area Median Income, and who may also meet any of the following:

- A. Are apprentices in any construction trade with two years or less participation;

- B. Are current or past participants in Apprenticeship Readiness Programs serving Alameda County residents, including but not limited to Cypress Mandela Training Center and Rising Sun Energy Center;
- C. Are current or past participants in Pre-Apprenticeship Programs serving Alameda County residents, including but not limited to Youth Employment Partnership, or construction training programs at the community college level;
- D. Are recipients of public assistance;
- E. Belong to any of the target populations in Alameda County identified in the Measure A1 program, including:
 - 1. Re-entry individuals;
 - 2. Homeless or formerly homeless individuals living in homeless housing;
 - 3. Veterans;
 - 4. People with disabilities;
 - 5. Seniors; and
 - 6. Transition-age foster youth.

Local Business:

A business with a verifiable physical fixed office and street address in Alameda County for at least six (6) months prior to the publication date of the bid to which the business responded. The business must also hold a valid business license issued by the County or a City within the County.

MBE/WBE:

Minority Business Enterprise (MBE) means a business enterprise that is at least 51% owned and controlled by one or more minority or socially and economically disadvantaged persons. Such disadvantage may arise from cultural, racial, chronic economic circumstances or other similar causes.

Women’s Business Enterprise (WBE) is an independent business concern that is at least 51% owned and controlled by one or more women who are U.S. citizens or Legal Resident Aliens; whose business formation and principal place of business are in the U.S. or its territories; and whose management and daily operation is controlled by a woman with industry expertise. To learn more about the Minority Business Enterprise and Women Business Enterprise programs, please contact HUD’s Office of Small and Disadvantaged Business Utilization at 202-708-1428, or visit their website, located at: https://www.hud.gov/program_offices/sdb

Small Local Business:

A Local Business (as defined above) that also possesses Small Business Enterprise (SBE) certification from any of the following agencies at the time of bid submission to the General Contractor.

- 1. **Alameda County SLEB (Small, Local & Emerging Businesses)**
https://www.acgov.org/sleb_query_app/gsa/sleb/query/slebmnu.jsp
- 2. Many Alameda County businesses qualify for this SLEB certification, but do not apply. We highly encourage business owners with a physical location(s) within Alameda County to apply by filling out a simple form. It may take up to 60 days to obtain the certificate, so apply immediately.

Having the certification, and keeping it valid, is an excellent way to get access to many Alameda County bid opportunities and the potential to generate new business. There is a weekly **SLEB Outreach Event** anyone can join to learn more, get help, and ask questions about the program. It's an online webinar where participants join via Microsoft Teams or by phone.

To see dates and times, and to register [click here](#).

3. **City of Oakland SLBE**

<https://apps.oaklandca.gov/contractcompliance/Contractors.aspx>

4. **Port of Oakland**

<https://srd.portofoakland.com/index.aspx>

5. **California Department of General Services**

<https://caleprocure.ca.gov/pages/PublicSearch/supplier-search.aspx>

6. **California Public Utilities Commission (CPUC) Supplier**

Clearinghouse

<https://sch.thesupplierclearinghouse.com/FrontEnd/SearchCertifiedDirectory.aspx>

7. **Alameda County Transportation Commission**

https://www.alamedactc.org/app_pages/view/4543; click on link under "Certified Firms"