

**Information to show that the project will satisfy the prevailing and living wage requirements of Public Resources Code section 21183(b).**

PRC Section 21183(b) requires that projects certified by the Governor create “high-wage, highly skilled jobs that pay prevailing wages and living wages and provide construction jobs and permanent jobs for Californians, and helps reduce unemployment” and defines “jobs that pay prevailing wages” as “all construction workers employed in the execution of the project will receive at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code.”

The Project will create high-wage, highly skilled jobs during both construction and operation. Based on estimates provided by the Project’s construction consultant, 12 to 325 construction workers would be working at any given time depending on the phase of construction with the fewest during the demolition phase and the most during the finishing phase. The Applicant will include a prevailing wage requirement in all construction contracts as required by PRC Section 21183(b).

During operation, based on employee generation rates published by the Los Angeles Unified School District<sup>1</sup>, the Project’s commercial component would result in 39 permanent jobs and based on the Applicant’s other properties, the Project’s residential component would result in an additional 13 jobs for a total of 52 permanent jobs. These jobs would include a range of full- and part-time positions including, but not limited to, building engineer, retail staff, office workers, kitchen workers, servers, landscapers, on-site security, and janitorial staff. In addition to the prevailing wage requirements for construction workers, the Applicant would be required to comply with local ordinances that require the payment of living wages. Specifically, as of July 1, 2019, the Los Angeles Minimum Wage Ordinance (Ordinance No. 184,320) requires employers with more than 25 employees to provide sick time and an hourly rate of no less than \$14.25 per hour and requires employers with fewer than 25 employees to provide sick time and an hourly rate of no less than \$13.25 per hour, both of which are higher than the current state minimum wage of \$12.00 per hour. Ordinance No. 184,320 also provides for increases up to \$15.00 per hour beginning on July 1, 2020 for employers with more than 25 employees and July 1, 2021 for employers with fewer than 25 employees.

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<sup>1</sup> Los Angeles Unified School District, 2018 Developer Fee Justification Study, Table 14, March 2018.