

# LA SPORTS AND ENTERTAINMENT DISTRICT COMMUNITY BENEFITS PLAN

## QUALITY JOBS FOR THE COMMUNITY

**Living Wage Jobs:** The developer agreed that they and their contractors will comply with the Living Wage Ordinance of the City of Los Angeles. The developer also agreed to a goal of ensuring that 70 percent of the 5,500 permanent jobs at the development pay at least pay a living wage or are union.

**Union Jobs:** The developer supports the creation of union jobs as the best way to guarantee quality jobs at the development. In an agreement with five unions (separate from the Community Benefits Plan), the developer agreed to require that the hotel and theater tenants and parking and janitorial contractors remain neutral during any union organizing campaign.

**Local Hiring:** Local residents will get notices of jobs through a first-source hiring program that the Figueroa Corridor Coalition for Economic Justice will set up with \$100,000 seed funding. The developer agreed to a goal of 50 percent local hires for the approximately 5,500 permanent jobs at the development.

**Job Security:** The hotel, theater, and the developer-operated components of the development will comply with the city's Worker Retention Ordinance. The ordinance requires that when a contract or lease changes hands workers must be retained on the jobs for at least 90 days.

**Responsible Employers:** The developer agreed not to contract with businesses declared not to be responsible under the city's Contractor Responsibility Program. The developer will also require prospective tenants to provide information about whether they have violated labor laws.

## COMMUNITY NEEDS

**Affordable Housing:** The developer agreed to make 20 percent of the housing units at the development affordable, above the required 15 percent. The 100 to 160 affordable units that will be built will also be more affordable than what is required by the city. The developer also agreed to provide a no-interest predevelopment loan fund of \$650,000 that will aid local non-profits in developing between 130 and 325 additional affordable units.

**Parks and Recreation:** The developer committed \$1 million to build and/or rehabilitate parks and recreation facilities within a one-mile radius of the project. The developer also agreed to a community needs assessment process (at a cost of \$50,000 to \$75,000) to inform the design and location of the parks.

## CORRECT EXISTING PROBLEMS

**Parking:** The developer agreed to support the Coalition's efforts to get the City to establish a Preferential Parking District for working class residents to the North of the Staples Center. The developer agreed to pay for the costs of the District for five years, at up to \$25,000 per year.

**Housing for Displaced Families:** The developer agreed to provide 30-day advance notice to families displaced by the construction of the Staples Center of the availability of affordable units at the development project and to assist with community efforts to secure permanent affordable housing for families displaced when the Staples Center was built.

**Traffic and Safety:** The developer agreed to hire a liaison to assist the community with the traffic problems that had been identified. The developer also agreed to instruct Business Improvement District security patrols to address residents' concerns.

## ENVIRONMENTAL PLANNING

**Environmental Advisory Committee.** The developer agreed to meet on an ongoing basis with an advisory committee to address issues such as construction, construction traffic, traffic and waste management plans, pedestrian safety, air quality and green building.