



Office of the City Manager

CONSENT CALENDAR
June 29, 2021

To: Honorable Mayor and Members of the City Council
 From: Dee Williams-Ridley, City Manager
 Submitted by: Lisa Warhuus, Director, Health, Housing and Community Services
 Subject: Fiscal Year 2022 Community Development Block Grant Public Facility Improvement Program Funds for the West Berkeley Service Center

RECOMMENDATION

Adopt a Resolution authorizing the City Manager or her designee to:

1. Allocate all available Fiscal Year (FY) 2022 Community Development Block Grant funding (estimated at \$1,145,251) for one public facility improvement project at the City's West Berkeley Service Center; and
2. Allocate any additional FY 2021 CDBG program income to the West Berkeley Service Center renovation project, if needed, and in accordance with Resolution No. 69,830 –N.S.

FISCAL IMPACTS OF RECOMMENDATION

Adopting this recommendation will authorize the City Manager to allocate \$1,145,251 (estimated) in FY 2022 CDBG funding to the City's WBSC renovation project. These funds are available for public facility improvements under the budget code 128-51-504-531-2024-000-444-662110. Any additional FY 2021 program income that is received by the City may increase the allocated amount to this project, in accordance with the FY 2022 Annual Action Plan that was adopted on April 27, 2021 (Resolution 69,830 – N.S.).

CURRENT SITUATION AND ITS EFFECTS

Community Development Block Grant funds are made available for public facility improvement projects on a first-come, first-served basis via an over-the-counter application process. Approximately \$1.1 million is currently available.

On March 7, 2021, the City of Berkeley Public Health Division submitted an application for renovations to the West Berkeley Service Center (WBSC) located at 1900 Sixth Street, Berkeley, CA 94710. Public Health requested \$3,336,436 to rehabilitate the facility. The full scope includes updating the electrical system, new exterior and interior lighting, HVAC system, windows, plumbing for restroom upgrade, and ADA accessibility improvements.

Housing and Community Services staff reviewed the proposal and confirmed that the project is CDBG eligible and project ready. The request exceeds available funds. However, if approved, the scope will be revised and phases will be identified to address the most urgent health and safety, accessibility, and energy efficiency needs within budget limitations. Funding allowing, the highest priority needs for the renovation include upgrading the electrical system to sufficiently support equipment (i.e. vaccine storage refrigerators and the required back-up generator, computers, lighting, etc.), improvements on the plumbing to address current issues and deficiencies, and repairing the roof where it is failing. The funding would also be used to improve access to the building (i.e. ADA improvements, leveling outdoor surfaces for safe play spaces for young children, etc.). Secondary priorities would be replacing lighting to enhance safety, HVAC improvements and/ or window replacements (based on architectural assessment) to address air and temperature conditions, removing a fireplace, and replacing aged flooring with improved hypoallergenic options that enhance the health of community and staff (i.e. addressing allergens that may impact respiratory conditions)

On May 12, 2021, the Housing Advisory Commission (HAC) held a Special Meeting to review and discuss the WBSC Public Facility Improvement application. The HAC unanimously passed a motion (M/S/C: Johnson/Lee-Egan) to support funding for this project (Vote: Ayes: Fain, Johnson, Lee-Egan, Rodriguez, Sanidad, and Sargent. Noes: None. Abstain: None. Absent: Mendonca and Simon-Weisberg) and to support the City Manager's recommendation that City Council allocate all available FY 2022 CDBG Public Facility Improvement Program funds to the City's West Berkeley Service Center.

BACKGROUND

CDBG funds can be used to make improvements to public facilities located within Berkeley that are open to the public and primarily serve low-to-moderate income Berkeley residents. Allowable expenditures include health and safety repairs, improving accessibility access, and/or energy efficiency improvements. In FY 2017, Council approved a restructuring of the annual CDBG Public Facility Improvement Request for Proposal (RFP) process, changing it from an annual competitive RFP to a rolling Notice of Funding Availability (NOFA) on a first come, first served basis. The restructuring was intended to create efficiencies in the application review process and decrease the time between application submission and award. In FY 2018 and FY 2019, funds were used for an emergent need to make improvements to Berkeley's Mental Health Clinic.

In December 2020, staff held a workshop to release of FY20 CDBG Public Facility Improvement funds. Since then, several agencies inquired about potential projects, but no completed applications were submitted until the WBSC application was received in March. With no applicants from November 2019 to January 2021, both FY 2020 and FY 2021 funds were reallocated to support an emergency housing rehabilitation activity at Lorin Station and Rosewood Manor operated by the South Berkeley Neighborhood Development Corporation.

On April 27, 2021, Council approved the FY 2022 Annual Action Plan, which allocated an estimated \$1.1 million dollars of Community Development Block Grant (CDBG) funds to the Public Facility Improvement Program (available after July 1, 2021), and the NOFA website was updated announcing these available funds. On May 14, 2021 the City received notification from the US Department of Housing and Urban Development (HUD) that the FY 2022 CDBG award had been revised and increased by 1.5%. This has resulted in a slight increase to the allocated budget for the Public Facility Improvement Program, in accordance with the FY 2022 Annual Action Plan that was adopted on April 27, 2021 (Resolution 69,830 –N.S.).

City staff review applications for public facility improvements, and the Housing Advisory Commission (HAC) serves as the citizen review body for these funds.

ENVIRONMENTAL SUSTAINABILITY

The use of CDBG funds for the WBSC renovation will increase energy efficiency by updating the electrical system and windows, removing the fireplace in the community room, and installing a new HVAC system.

RATIONALE FOR RECOMMENDATION

The WBSC facility has a number of identified health and safety, accessibility, and energy efficiency concerns that require rehabilitation to continue to provide a safe, welcoming, family-friendly, and equity-centered facility for program participants and the community. The WBSC serves approximately 1,000 low-income adults and children and will operate six different Maternal, Child and Adolescent Health (MCAH) Public Health programs at this site. Programs include Berkeley Black Infant Health Program (BBIH), Immunization Program, Family Support Services Program (FSSP), Early Childhood Health & Wellness Program (ECHW), School-Linked Health Services Program (SLHS), and Women, Infant & Children Nutrition Program.

The building's current configuration makes accessibility challenging for its program participants. Additionally, this improvement plan allows for six Public Health programs to operate out of one building; which will enhance the ability to provide timely wrap-around services for program participants.

Council has previously identified the WBSC for potential development of future senior housing/services. However, without a clear timeline for this development and the immediate need to provide space for a number of the Public Health Division's MCAH Programs (due to closure of the Ann Chandler Public Health Clinic in 2021) as well as a temporary move of a number of the Public Health's MCAH Programs in 2018, the West Berkeley Service Center was identified as a space suitable for all of these displaced MCAH Programs as well as the Immunization Program. The building would also address a long-requested community need (most recently identified in the Public Health Division's 2018 Community Health Assessment) for a community centered space in West Berkeley as a resource to support health and wellness for children, youth, and

families. Without these proposed improvements, the WBSC in its current state would not adequately serve as a safe, welcoming, and respectful space to access direct services which address health and wellness for our communities; particularly with a health equity focus.

ALTERNATIVE ACTIONS CONSIDERED

If not funded, the applicant describes how they would not be able “to realize a vision of creating a community centered, family friendly facility that would complement the services of our programs and meet the identified need from our community” at the WBSC. The funds would then be available for other public or nonprofit entities who own facilities to apply for CDBG Public Facility Improvement Program funding.

CONTACT PERSON

Mary-Claire Katz, Associate Management Analyst, HHCS, 510-981-5414

Attachments:
1: Resolution

RESOLUTION NO. ##,###-N.S.

FISCAL YEAR 2022 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FUNDING FOR PUBLIC FACILITY IMPROVEMENTS TO THE WEST BERKELEY
SERVICE CENTER (WBSC)

WHEREAS, the City of Berkeley is an entitlement jurisdiction which receives annual allocations of Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD); and

WHEREAS, the City's allocation of CDBG funds currently includes an annual allocation for public facility improvements (budget code 128-51-504-531-2024-000-444-662110), and HHCS delivers these funds to the community through a first come, first served rolling application basis; and

WHEREAS, the City released a Notice of Funding Availability in November 2020 and held a community workshop to inform prospective applicants about the application process and available funds; and

WHEREAS, the City's Fiscal Year (FY) 2022 CDBG funds available for the Public Facility Improvement Program, as adopted by Council on April 27, 2021 (Resolution 69,830 – N.S.) was \$1,113,570; and

WHEREAS, HUD reissued the Program Year (PY) 2021(FY2022) Community Development Block Grant formula entitlement allocation, resulting in an increase to the Public Facility Improvement Program for a new total of \$1,145,251; and

WHEREAS, any additional CDBG FY 2021 program income received through the end of FY 2021 shall be proportionately allocated to the Public Facility Improvement Program and Planning and Administration in accordance with the FY 2022 Annual Action Plan that was adopted on April 27, 2021 (Resolution 69,830 –N.S.); and

WHEREAS, the City's West Berkeley Service Center located at 1900 6th Street has applied for all available FY 2022 Community Development Block Grant public facility improvement funds and has a demonstrated need for eligible rehabilitation repairs; and

WHEREAS, on May 12, 2021, the HAC held a Special Meeting and reviewed the West Berkeley Service Center Public Facility Improvement application and passed a motion to support the City Manager recommendation to the City Council to allocate all available public facility improvement funds of FY 2022 Community Development Block Grant funding for one public facility rehabilitation project at the City's West Berkeley Service Center (WBSC).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager or her designee is authorized to:

June 29, 2021

1. Allocate all available FY22 Community Development Block Grant funding (estimated at \$1,145,251) for one public facility improvement project at the City's West Berkeley Service Center; and
2. Allocate any additional FY21 CDBG program income to the West Berkeley Service Center renovation project, if needed, and in accordance with Resolution No. 69,830 –N.S.