



Housing Advisory Commission

HOUSING ADVISORY COMMISSION AGENDA

Regular Meeting Thursday, September 7, 2023 7:00 pm	South Berkeley Senior Center 2939 Ellis Street Mariela Herrick, Secretary HAC@berkeleyca.gov
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Written communications submitted by mail or e-mail to the Housing Advisory Commission by 5:00 p.m. the day before the meeting will be distributed to the members of the Committee in advance of the meeting and retained as part of the official record.

All agenda items are for discussion and possible action.

Public comment policy: Members of the public may speak on any items on the Agenda and items not on the Agenda during the initial Public Comment period. Members of the public may also comment on any item listed on the agenda as the item is taken up. Members of the public may not speak more than once on any given item. The Chair may limit public comments to 3 minutes or less.

1. **Roll Call**
2. **Land Acknowledgement** (Attachment 1)
3. **Agenda Approval**
4. **Public Comment**
5. **Approval of the July 17, 2023 Meeting Minutes** (Attachment 2)
6. **Discussion and Possible Action to Recommend Housing Trust Fund program funding for NCLT 2321 Tenth Street**– Housing Trust Fund Subcommittee/Staff (Attachment 3)
7. **Discussion and Possible Action to Recommend Ala Costa Center’s Public Facilities Improvements NOFA Application**– Public Facilities Improvement NOFA Applications Review Subcommittee/Staff (Attachment 4)
8. **Update and Discussion on Fair Access and Transparency Subcommittee**– Subcommittee
9. **Discussion and Possible Action to Adopt Draft FY2023-24 HAC Workplan**– Chair (Attachment 5)
10. **Update on Council Items (Future Dates Subject to Change)**
 - a. **Affordable Housing Framework for Development at the North Berkeley BART Station Area (7/25/2023)**
<https://berkeleyca.gov/sites/default/files/documents/2023-07-25%20Item%2037%20Adopting%20the%20Affordable%20Housing.pdf>

11. Announcements/Information Items

12. Future Items

- a. Community-Based Organization Presentations for Community Development Block Grant (CDBG) Program

13. Adjourn

Attachments

1. Land Acknowledgment
2. Draft July 17, 2023 Meeting Minutes
3. Jenny Wyant and Asavari Devadiga, HHCS, NCLT 2321 Tenth Street Funding Recommendations
4. Mary-Claire Katz, HHCS, Discussion and Action on Ala Costa Centers Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2024 Program
5. Chair Potter and Vice Chair Mendonca, HAC, Draft FY2023-24 HAC Workplan

Correspondence

6. Letter to Housing Advisory Commission, 2580 Bancroft Way #210
7. Jenny McNulty, Planning & Building (Rental Housing Safety program), Summary of Housing Code Enforcement at 2580 Bancroft Way #210

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the commission. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary for further information.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Mark Numainville, City Clerk, (510) 981-6900.

COMMUNICATION ACCESS INFORMATION:



To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at (510) 981-6418 (V) or (510) 981-6347 (TDD) at least three business days before the meeting date.

ATTACHMENT 1

Land Acknowledgement Statement

The City of Berkeley recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.



Housing Advisory Commission

HOUSING ADVISORY COMMISSION Monday, July 17, 2023

DRAFT MINUTES

Special Meeting Monday, July 17, 2023 7:06 pm	South Berkeley Senior Center 2939 Ellis Street Mariela Herrick, Secretary HAC@berkeleyca.gov
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1. Roll Call

Present: Truman Braslaw, Nico Calavita (left at 9:52), Xavier Johnson, Mari Mendonca, Keyanna Ortiz-Cedeño (arrived at 7:08), Debbie Potter, and Leah Simon-Weisberg.

Absent: Sara Fain (excused).

Staff Present: Mariela Herrick and Mike Uberti.

Commissioners in attendance: 7 of 8

Members of the public: 7

Public Speakers: 5

2. Land Acknowledgement

3. Agenda Approval

Action: M/S/C (Johnson/Mendonca) to approve the agenda.

Vote: Ayes: Braslaw, Calavita, Johnson, Mendonca, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Fain (excused), Ortiz-Cedeño (unexcused).

4. Public Comment

There was one speaker during public comment.

5. Approval of the June 1, 2023 Meeting Minutes

Action: M/S/C (Mendonca/ Simon-Weisberg) to approve the June 1, 2023 Meeting Minutes.

Vote: Ayes: Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: Braslaw. Absent: Fain (excused).

6. Receive Presentation from East Bay Community Law Center on Fair Access and Transparency for Rental Housing Applications Ordinance

Public Comment: 2

7. Discussion and Possible Action on Fair Access and Transparency for Rental Housing Applications Ordinance

Action: M/S/C (Johnson/Mendonca) to extend Fair Access and Transparency for Rental Housing Subcommittee until November 2023.

Vote: Ayes: Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Fain (excused).

8. Receive a Presentation from the Civic Arts Commission on Artist Housing

Public Comment: 1

9. Discussion and Possible Action to Collaborate with the Disaster and Fire Safety Commission on Housing and Wildfire Risk

Public Comment: 1

10. Discussion and Possible Action to Appoint Subcommittees – All/Staff

a. Housing Trust Fund Subcommittee

Action: M/S/C (Potter/Johnson) to appoint Commissioners Braslaw, Johnson, Mendonca to the Housing Trust Fund Subcommittee, with Chair Potter as an alternate, with the charge of reviewing Housing Trust Fund Applications until July 2024.

Vote: Ayes: Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Fain (excused).

b. Public Facilities Improvements NOFA Applications Review Subcommittee

Action: M/S/C (Ortiz-Cedeño/ Mendonca) to appoint Commissioners Braslaw, Ortiz-Cedeño, Mendonca, to the Public Facilities Improvements NOFA Applications Review Subcommittee, with Commissioner Simon-Weisberg as an alternate, with the charge of reviewing the Public Facilities Improvements NOFA applications until July 2024.

Vote: Ayes: Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Fain (excused).

c. Arts and Housing Subcommittee

Action: M/S/C (Potter/Calavita) to appoint Commissioners Simon-Weisberg, Potter, Mendonca, to the Housing and Arts Subcommittee, with Commissioner Calavita as an alternate, with the charge to explore affordable housing policy to support artists until July 2024.

Vote: Ayes: Braslaw, Calavita, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg. Noes: None. Abstain: None. Absent: Fain (excused).

11. Receive Update on Affordable Housing Requirements Economic Feasibility Analysis

12. Update on Council Items (Future Dates Subject to Change)

- a. Housing Preference Policy (7/11)
- b. Prohousing Designation application authorizing resolution (7/11)
- c. Discrimination Study Report (7/11)
- d. Harriet Tubman Terrace (7/25)

13. Announcements/Information Items

- a. Income Qualifying Stipends for Commissioner Participation
- b. Measure O Bond Impacts on Affordable Housing Development in Berkeley Update

14. Future Items

- a. Community-Based Organization Presentations for Community Development Block Grant (CDBG) Program
- b. 2023-2024 Workplan Adoption

15. Adjourn

Action: M/S/C (Johnson/ Ortiz-Cedeño) to adjourn the meeting at 10:27 PM.

Vote: Ayes: Braslaw, Johnson, Mendonca, Ortiz-Cedeño, Potter, and Simon-Weisberg.
Noes: None. Abstain: None. Absent: Calavita (unexcused), Fain (excused).

Approved: _____, Mariela Herrick, Secretary

Health Housing and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Jenny Wyant, Senior Community Development Project Coordinator
Asavari Devadiga, Community Development Project Coordinator

Date: August 28, 2023

Subject: **NCLT 2321 Tenth Street Funding Recommendations**

Recommendations:

The Housing Trust Fund (HTF) Subcommittee recommends that the Housing Advisory Commission recommend that City Council reserve \$1,703,585 in Housing Trust Funds for Northern California Land Trust's (NCLT) 2321-2323 Tenth Street project with the condition to require partial repayment of the loan through the rebates NCLT pursues.

The HTF Subcommittee also recommends that the Housing Advisory Commission recommend that City Council:

- 1) waive Sections I.A.1 and IV.C.1 of the Housing Trust Fund (HTF) Guidelines, and
- 2) apply the Small Sites Program standards to the project's development and operating budgets, and
- 3) require partial repayment of the loan through the energy efficiency rebates NCLT pursues.

Current Situation and Its Effects:

On August 25, 2023 the HTF Subcommittee of the Housing Advisory Commission voted to approve the staff recommendations as written above:

M/S/C: Potter/Mendonca. Ayes: Braslaw, Johnson, Mendonca, and Potter. Noes: None. Abstain: None. Absent: None.

The funding recommendations are based on the City's goals of supporting the preservation of affordable housing projects including addressing urgent health and safety repairs in occupied projects.

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2180 Milvia Street, 2nd Floor, Berkeley, CA 94704 Tel: 510.981.5100 TDD: 510.981.6903 Fax: 510.981.5450

E-mail: HHCS@cityofberkeley.info

Website: <https://berkeleyca.gov/community-recreation/affordable-housing-berkeley>

*NCLT 2321 Tenth Street Funding Recommendations
August 28, 2023*

In July 2023, NCLT submitted a funding request for their 2321-2323 Tenth Street property. 2321-2323 Tenth Street is an 8-unit occupied project that NCLT acquired in 2019. The HTF Guidelines allow consideration of funding for at-risk projects outside of a competitive funding process. As a previously funded project with urgent health and safety needs, 2321-2323 Tenth Street meets the definition of at-risk. NCLT requested \$1,379,360, and also requested a bridge loan for \$324,225, with partial or full repayment anticipated through rebates incentivizing energy efficiency upgrades.

NCLT originally applied for funding through the City's 2019 HTF Request for Proposals, and was awarded \$1,620,640 to support predevelopment, acquisition, and renovation activities. With the proposed funding, the project's total City subsidy would be \$3,324,225. Since taking ownership, NCLT did formal and informal inspections of the property, and determined that the rehab needs are significantly more extensive than initially known. The property has deferred maintenance, and the prior owner completed rehab that was substandard and likely illegal. There are structural and habitability issues that need to be addressed, and the original budget is insufficient. NCLT has been pursuing other sources of funding to leverage the City's contribution; unfortunately, there are limited sources available for rehabs of this scale.

Staff used the categories of high, medium, and low to evaluate the funding application on the following factors:

- Developer Capacity (30%). Staff rating: Medium. NCLT does not technically meet the HTF Guidelines threshold (I.A.1) for developer experience, which requires applicants to have completed three comparable projects within the past ten years. If recommended for funding, Council will need to approve a waiver of this section. NCLT completed smaller scale rehab projects during the past decade, including a scattered sites project in Berkeley. The staff assigned to this project are new to NCLT, and while they have relevant real estate development experience, they have not completed a project with NCLT.
- Feasibility (30%). Staff rating: Medium-High. NCLT owns the site, and will not need a use permit. The financing package is relatively uncomplicated since the City would provide the majority (62%) of the project's funding. If recommended for funding, Council would need to waive the subsidy limit (Section IV.C.1) which caps the City's contribution at 40% of a project's total development costs. As with any renovation, there is a risk that additional rehab needs will be identified in the course of construction. The recommendation also includes a condition to apply the Small Sites Program budget standards to the project, as those standards are tailored to smaller projects with limited cash flow and resources.
- Local Needs and Priorities (25%). Staff rating: High. The project is considered at-risk under the HTF Guidelines, and it's in the City's interest to fund the rehab of an occupied, affordable housing project.
- Readiness to Proceed (15%). Staff rating: High. NCLT has site control and will not require local approvals beyond building permits. The environmental review required is expected to be limited, and NCLT may be able to start construction in early 2024.

*NCLT 2321 Tenth Street Funding Recommendations
August 28, 2023*

Funding Considerations

2321-2323 Tenth Street is a previously funded project that has urgent health and safety needs. In addition to the conditions listed above, City staff will work with NCLT to mitigate project risks, and will require a third-party construction inspector to monitor the rehab work. The City will also require a relocation plan for residents needing temporary relocation during the renovation period, and will monitor NCLT's ongoing compliance.

As of June 30, 2023, the City's HTF has an available balance of \$7,261,867. If the funding reservation for \$1,703,585 is approved, the available balance would be reduced to \$5,558,282. A summary of the HTF is attached, which includes reservations (Council-approved funding), pending requests (Tenth Street), and current encumbrances (projects with active contracts that are not fully expended).

Housing Trust Fund

Fund Balance Updated: 6/30/2023

Fund Name	Total - all housing sources
Funding Balance from fiscal	144,276,121
Reservations	
Fund Name	Reservations
BART projects	53,000,000
St. Paul Predev 2	2,500,000
St. Paul Dev	8,551,040
Ephesian Predev 2	2,500,000
Ephesian Dev	14,531,301
Supportive Housing in People's Park Predev	3,000,000
Supportive Housing in People's Park Dev	11,359,593
Ashby Lofts	850,000
MLK House	1,178,974
Haste (NCLT)	500,000
BUSD Workforce Housing	24,500,000
Berkeley Way misc. costs	493,347
Stuart Street Apartments	50,000
University Inn (Homekey 3)	8,500,000
Woolsey Gardens Predev	1,000,000
Russell Street Renovations	4,500,000
Total Reservations	137,014,255
HTF Balance less funding reservations	7,261,867

Pending Requests	
Project	Pending Requests
2321 10th Street (NCLT) - 2023 request	1,703,585
Total Reservations	1,703,585
HTF Balance less funding reservations + pending requests	5,558,282

Encumbered funds (executed/active contracts with funds not fully disbursed)	
Project	Encumbered
Ephesian Legacy Court (1708 Harmon) - PreDLA 1	1,056,400
St. Paul Terrace (2024 Ashby) - PreDLA 1	1,198,960
2321 10th Street (NCLT)	1,620,640
The Grinnell (2527 San Pablo)	12,000,000
Maudelle Miller Shirek Community (2001 Ashby)	17,000,000
Berkeley Way BRIDGE Affordable	2,774,925
Berkeley Way - Hope Center PSH	7,727,630
Berkeley Way - Hope Center TH	16,964,507
Stuart Street Apartments (1638 Stuart)	2,052,000
Solano Avenue Cooperative (1685 Solano)	3,900,000
Golden Bear Homes (Homekey)	8,463,535
1740 San Pablo	7,500,000
Total Encumbered (Active Projects)	82,258,597



Department of Health, Housing
& Community Services
Housing & Community Services

MEMORANDUM

To: Housing Advisory Commission

From: Mary-Claire Katz, Associate Management Analyst
Joshua Oehler, CSS III

Date: September 7, 2023

Subject: **Discussion and Action on Ala Costa Centers Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2024 Program**

On March 4, 2021, the HAC reviewed the FY 2022 Annual Action Plan, which included an estimated \$1.1 million dollars of Community Development Block Grant (CDBG) funds available for the Public Facility Improvement Program (available after July 1, 2021). Since then, the Housing and Community Services Division has received four eligible Public Facility Improvement applications for the HAC's consideration.

The HAC is the advisory commission for federal Department of Housing and Urban Development (HUD) funding and reviews all applications and makes recommendations to Council as needed.

Background:

CDBG funds are used for public facilities located within Berkeley that are open to the public and primarily serve low-to-moderate income Berkeley residents. Expenditures for public facilities have included health and safety repairs, improving accessibility access and/or energy efficiency improvements. In FY17, Council approved a restructuring of the annual CDBG Public Facility Improvement Request for Proposal (RFP) process, changing it from an annual RFP to a rolling Notice of Funding Availability (NOFA). The restructuring was intended to create efficiencies in application review process and decrease the time between application submission and award.

Current Application:

On August 7, 2023, Ala Costa Centers applied for funding through the CDBG Public Facility Improvement program. Ala Costa Centers is located at 1300 Rose Street, Berkeley, CA 94702. In their application, Ala Costa described their program as direct service to people with Intellectual and Developmental Disabilities (IDD). Their 1300 Rose Street location includes the Administrative Offices of the organization and is home to the Berkeley After School Program, which has 18 (soon to be 21) enrolled students actively attending.

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Additionally, the site serves as a teaching kitchen environment for the 42 adults with IDD who are participants in the Adult Community Training Program, and 9 Berkeley Unified School District Transition Program students who come once a week, throughout the week, to access cooking curriculum

Ala Costa Centers is requesting \$150,000 to rehabilitate the 1300 Rose is a building, including the exterior siding and roof, which experienced water damage during the 2023 winter storms. The applicant notes that the damage, if not repaired, could cause significantly larger issues moving forward.

Ala Costa notes that if they are not awarded, the building will continue to erode, and as nonprofit organization with limited resources and reserves, without the utilization of grants and publicly available funding, making larger, substantive capital improvements will be challenging.

Eligibility and Recommendation:

HCS staff requested that Ala Costa Centers provide additional information and clarifications for their 2023 application, and their responses are detailed below. Upon review of Ala Costa Centers' supporting documentation, HCS staff have confirmed that the project is CDBG eligible. Staff has some concerns about the degree to which the project is ready to begin, including pending determination of how the required 20% ADA improvements will be included, as well as a finalization of the total project scope. These concerns could affect the timeliness with which the City expends CDBG funds, a significant consideration given the penalties for not doing so, and could result in staff spending additional time managing the project to completion and taking time away from other projects that could result in delays in those projects. Despite these concerns, staff recommends approving this application for CDBG funding, because it will have a positive community impact by providing supportive programs for people with IDD, and because staff is confident it can mitigate any issues with enough technical assistance without taking away time from other projects.

1. 20% ADA requirement:
 - a. Ala Costa is currently working with Permits to determine how the 20% ADA requirement will be included in their budget. This has not yet been finalized.
2. Low/Moderate Income Program Participants
 - a. Ala Costa has provided documentation that their program participants qualify as a presumed eligible population by HUD ("severely disabled"), and as such, do not need to provide client income levels. the national objective

The Housing and Community Services Division is requesting that the HAC recommend to Council that the Ala Costa Centers is awarded \$150,000 of the FY 2024 CDBG Public Facility Improvement funding.

Attachments:

1. CDBG Public Facility Improvement City Data Services application for Ala Costa Centers
2. Project Scope from Ala Costa Centers

**CITY OF BERKELEY
Public Facilities Improvement Projects Application
FY2025 APPLICATION**

A. General Information

Agency Name:	Ala Costa Center- A Program for the Developmentally Disabled	
Program/Project Title:	Rose Street Upgrades	
Agency Date of Incorporation:	Ala Costa Original Articles of Incorporation- 1972.pdf	Ala Costa Centers Board Bylaws 2010.pdf
Agency Office Street Address:	1300 Rose Street	
Agency Office City:	BERKELEY Zip:	94702
Executive Director Name:	Michael A Pereira	
Executive Director's Email Address:	mpereira@alacostacenters.org	
Executive Director Phone Number:	15105272550	
Application Contact Person Name:	Michael Pereira	
Application Contact Person's Email:	mpereira@alacostacenters.org	
Application Contact Person's Phone:	15105272550	
Project Manager:	Rebuilding Together East Bay- JW Frye PM resume: Chris Santiago DOO Resume.PDF J.W Frye Resume.pdf	
Project Manager phone:	15106448979	
Project Manager email:	jw@rtebn.org	
DUNS number	038129789	
Tax-exempt 501(c)(3) status:	Yes 501c3 Tax Exemption Status 032013.pdf	
Name of Fiscal Sponsor:		
Address of Fiscal Sponsor:		
Does the agency own the project site?	No	
Does the agency have a lease that goes through July 2021?	Yes City of Berkeley Lease 1998 with Ala Costa- 1300 Rose.pdf	
Board resolution authorizing submission of application	Ala Costa Board INFORMAL Approval of CDBG Application 08042023.pdf	
TOTAL FUNDING REQUESTED:	\$150,000	
TOTAL Funds Leveraged for this Project:		Leveraged Percent:
Total Project Value:	\$150,000	

B. Project Description and Permit Review

Full Scope: [Ala Costa- CoB- Siding and Exterior Damage Thread 012023.pdf](#)
[Ala Costa- CoB- Hot Water Line Thread 112022.pdf](#)

1. Brief Description of Scope:

Facility Upkeep Project- replacement of siding on the entire building and roof repair and replacement, if available funding can be allocated to electrical upgrades that can also be considered. ADA compliance will also be incorporated per City of Berkeley recommendations.

2. Mark all categories that apply to this project:	<input checked="" type="checkbox"/> ADA Compliance <input type="checkbox"/> Energy Efficiency <input type="checkbox"/> Health and Safety Code Issues
3. If the primary purpose is ADA improvements, has the project site been assessed by a Certified Access Specialist (CASp) and is the proposed project included in the CASp ADA improvement plan?	No
4. Will this project require a permit?	Yes
a. This project requires the following permits (check all that apply):	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> Other: <input type="checkbox"/> N/A. No permit required <input checked="" type="checkbox"/> Unknown
b. If this project requires permits, does the project scope include ADA improvement at costs equal to or more than 20% of the total project value? (Enter N/A if the question is not applicable.)	<input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/A. Project does not require a permit and is exempt from the 20% cost allocation rule.

5. Has this scope been reviewed by City of Berkeley Permit Service Center staff?	<input type="radio"/> Yes <input checked="" type="radio"/> No
b. Please provide a brief description as to why the permit service center has not reviewed your plans:	Permits have not been submitted for this project at this time, but the Permitting department was emailed on Th 8/3/2023 to initiate matters
By submitting this proposal without consult with the Permit Service Center (PSC) I understand that my application will not be reviewed by City staff until the project scope has been reviewed by the PSC and determination of permits has been made.	<input checked="" type="radio"/> Yes, I agree. <input type="radio"/> This project does not require a permit.
6. Does the zoning for the property permit the proposed project?	<input type="radio"/> Yes <input checked="" type="radio"/> No If not, what level of planning review is needed:

7. Please complete the following timeline table for this project. Complete applications will be reviewed monthly and if awarded, funding will be available upon contract execution.

Design Completion Date:

Permits Approval Date

Estimate Open Date:

Construction Start Date:

Construction End Date:

Additional comments: No formal pursuit of the project with permitting and design or construction has gone forth. A potential award of this grant would fund the entirety or most of the project.

8. Describe in detail your plan for [assessing lead-based paint](#).

Confer with City of Berkeley related to evaluation of Lead Based paint usage on the City owned property. According to contacts with Housing, there is a person that can assist in this matter with either information, resources, or direction.

C. Agency Administrative and Fiscal Capacity

1. Does your agency or project staff have experience in developing, designing, sponsoring and/or managing other similar construction projects?

Yes. In the box below please describe both the person's experience and estimate FTE that will be allocated to implementing this project. You have previously identified Rebuilding Together East Bay- JW Frye as your Project Manager [Chris_Santiago_DOQ_Resume.PDF](#)
[J.W. Frye Resume.pdf](#)

Rebuilding Together East Bay Network has served low-income Berkeley residents and the community facilities that prioritize them for over 30 years. Their extensive residential and commercial repairs have included Community Development Block Grant-funded projects in eight fiscal years. Currently, RTEBN manages a community repairs program through the city of Berkeley through general funding. However, they conduct and report on these activities in line with local CDBG program staff and through the HUD protocols. In their last monitoring session, they were found to have no corrections needed.

RTEBN will be the project manager for the CDBG repairs, including the development, permitting, contractor relations (with Section 3 preferences), wage tracking (to Davis-Bacon requirements), and owner communications. RTEBN is a licensed business in the city of Berkeley and will provide all necessary insurance and indemnification for their work on the project. Their Executive Director, J.W. Frye

2. Projects may be awarded less than the amount originally requested. Please explain how reduced funding would affect the scope of the project.

A reduction in the amount requested will impact the total amount of work that can be done to tackle long term challenges with the City Property at 1300 Rose Street.

3. Is there a long-term asset management plan in place for the building that will be improved including a maintenance reserve?

No. Please describe the agency efforts to develop such a plan and ensure resources for building improvements. As a 501c3 organization that has had a long standing relationship with the City of Berkeley, no Long Term Asset Management Plan has been put in place. Initial and ongoing discussions with the current Board of Directors will be held on this topic at the 1st meeting of the 2023-2024 Fiscal Year later in August 2023.

D. Project Estimate and Cost Detail

All construction projects must have a detailed scope of work from a licensed general contractor or subcontractor, engineer or a licensed architect. ([example](#)).

Prior to obtaining three Estimates you must develop a sufficiently detailed scope of work that includes reference to [federal prevailing wage](#) and [labor requirements](#) in order for contractors to provide you with the most accurate estimate. As part of your application, you must submit three (3) Estimates (one cost estimate for City of Berkeley Department applicants) with your application for any work that will be undertaken. In order to be eligible for funding, all estimates must comply with the below items:

A. Rehabilitation funded with CDBG and exceeding \$2,000 is subject to the Davis-Bacon Act, which includes the requirement of payment of federal prevailing wages to employees. These wages must be included in the estimate documentation you submit with this proposal.

Find Davis Bacon Wage Determination for Alameda County here: <http://www.wdol.gov/dba.aspx>

B. Be no more than 90 days old.

If you are applying for funds for an amount between \$100,000 and \$200,000 you may have the option of conducting a sealed estimate as part of your cost estimate and application, thus giving you the possibility of using these estimates for contractor awards. If you are interested in doing this please contact the Program Administrator for more information and to accurately estimate the timeline.

1. Describe how your agency reached out to Minority- and Women-Owned businesses in obtaining the below

estimates and how it intends to reach out to these businesses for updated estimates, if awarded. Utilizing Open Source information from search engines, word of mouth, and apps- Ala Costa was able to gather prospective businesses to assist as a contractor. Two of which identify as Latino/Latinx and another is owned and operated by a Caucasian.

Complete the Table Below (you can add additional lines or tables as needed for different phases of the project and/or for different scopes of work). Please be sure to:

- A. Include an estimate of all permit and other City of Berkeley fees,
- B. Include a minimum of 20% of total project value for ADA requirements, if not already included in project scope and costs.

Budget Items	Estimate #1 Contractor: Carlos AA Construction Attached Estimate: Ala_Costa- CoB- Siding and Exterior Damage Thread_012023.pdf Ala_Costa- CoB- Hot Water Line Thread_112022.pdf	Estimate #2 Contractor: Mission Home Construction Attached Estimate: Ala_Costa- CoB- Exterior Siding- Previous Contractor Issues_042023.pdf Ala_Costa- CoB- Exterior Siding- Contractors_052023.pdf	Estimate #3 Contractor: K & H Construction Attached Estimate: Ala_Costa- CoB- Follow Up Siding Review from Facilities Supervisor-052023.pdf Ala_Costa- CDBG Grant Letter- Estimates on Project_08042023.pdf
	\$100,000	\$100,000	\$120,000
Contingency (10%)	\$10,000	\$10,000	\$12,000
Project Subtotal	\$110,000	\$110,000	\$132,000
20% Allowance for ADA	\$20,000	\$20,000	\$24,000
Permits & Fees	\$10,000	\$10,000	\$10,000
Project Management	\$20,000	\$20,000	\$20,000
TOTALS	\$150,000	\$150,000	\$174,000

E. Community Services Description

Applications must provide evidence that the projects have a significant impact to program participants tied to one of the three project areas (see B.2 above) and that the project is meeting the minimum income limits for program beneficiaries.

1. Describe the services provided at this facility. Please include the number of persons served and on average how many hours participants spend at your facility each year.

Ala Costa provides direct service to people with Intellectual and Developmental Disabilities (IDD). 1300 Rose contains the Administrative Offices of the organization and is home to the Berkeley After School Program, which has 18, soon to be 21 enrolled students actively attending. Additionally, the site serves as a teaching kitchen environment for the 42 adults with IDD who are participants in the Adult Community Training Program, and 9 Berkeley Unified School District Transition Program students who come once a week, throughout the week to access cooking curriculum

2. How will this facility improvement project impact your program?

1300 Rose is a building that was constructed in the estimated 1970s and these improvements are geared to maintain the life of the building- the exterior siding was NOT installed properly, and the 2023 winter storms cause water damage that, if not repaired could cause significantly larger issues moving forward. Additionally the roof needs to be repaired and refinished.

3. Why is this work important for your program participants? If this project is not awarded how will this impact your participants?

This work is important to secure and maintain a solid facility for the Ala Costa employees, families, participants, and students. If not awarded, the building will continue to erode, and as a 501c3 Non-Profit organization with limited resources and reserves, without the utilization of grants and publicly available funding, making larger, substantive capital improvements will be challenging.

4. Beneficiaries - This facility serves:

2. Low and Moderate Income Clients as shown in the table below:

Program Participants Income	Prior Year 7/2022-6/2023	Projected Current Year 7/2023-6/2024	Projected 7/2024-6/2025
Total Number served (all participants)	0	0	0
Program Participants NOT residing in Berkeley			
Program Participants residing in Berkeley	0	0	0
Income Levels of Program Participants (Berkeley only)			
Above Moderate Income (Above 80% AMI)			
Moderate Income (51 % - 80% of AMI)			
Low Income (31 % - 50% of AMI)			
Extremely Low-Income (Poverty - 30% AMI)			
Poverty Level and Below			

5. Will there be a need for relocation of residents or staff? **N**

F. Attachments

- Articles of Incorporation
- Agency By-Laws

[Ala_Costa_Original_Articles_of_Incorporation-1972.pdf](#)
[Ala_Costa_Centers_Board_Bylaws_2010.pdf](#)

- Letters from Internal Revenue Service and Franchise Tax Board establishing sponsor's tax-exempt status [501c3_Tax_Exemption_Status_032013.pdf](#)
- Board resolution authorizing submission [Ala_Costa_Board_INFORMAL_Approval_of_CDBG_Application_08042023.pdf](#)
- Project Manager Resume [Chris_Santiago_DOO_Resume.PDF](#)
[J.W_Frye_Resume.pdf](#)
- Copy of property title or lease [City_of_Berkeley_Lease_1998_with_Ala_Costa-1300_Rose.pdf](#)
- Table 4.1 Scope
- Table 4.1 - Estimate #1 - Carlos AA Construction [Ala_Costa-CoB-Siding_and_Exterior_Damage_Thread_012023.pdf](#)
[Ala_Costa-CoB-Hot_Water_Line_Thread_112022.pdf](#)
- Table 4.1 - Estimate #2 - Mission Home Construction [Ala_Costa-CoB-Exterior_Siding-Previous_Contractor_Issues_042023.pdf](#)
[Ala_Costa-CoB-Exterior_Siding-Contractors_052023.pdf](#)
- Table 4.1 - Estimate #3 - K & H Construction [Ala_Costa-CoB-Follow_Up_Siding_Review_from_Facilities_Supervisor-052023.pdf](#)
[Ala_Costa-CDBG_Grant_Letter-Estimates_on_Project_08042023.pdf](#)
-
- ADA Project CASp Site Assessment
- Architectural floor plans and specifications
- Color photographs of project location along with photos of interior areas to be modified
- Other

IF YOUR ORGANIZATION IS AWARDED FUNDING, YOU WILL BE REQUIRED TO SIGN/SUBMIT THE FOLLOWING DOCUMENTS PRIOR TO AWARD OF ANY CITY FUNDS(You do not need to submit with this application):

* Documentation of Liability Insurance (compliant with all City requirements) * Drug-Free Workplace Form * Anti-Lobbying Certification * City of Berkeley Business License * Evidence of Workers Compensation * Living Wage Form (as applicable) AND * Equal Benefits Certification (as applicable).

Program Manager Signature Michael A Pereira
Date Signed 08/07/2023

Eligible Signature Mary-Claire Katz
Date Signed //



**Proposed Scope of Work
CDBG Grant
Ala Costa Centers**

Name of Organization: Ala Costa Centers
Project Name: 1300 Rose
Project Location/ Legal Address: 1300 Rose Street; Berkeley, CA 94702
Work Site Description: City of Berkeley Owned Building- Recreation Center
Project Manager: Rebuilding Together
Prepared By: Michael Pereira, Executive Director- Ala Costa Centers
Date: August 16, 2023

The Scope of Work is the official description of the work that is proposed to be completed. This is to be consistent with the project timeline.

Project Background and Description Statement

Early in 2023, after the winter storms, it was noticed that the siding of the building located at 1300 Rose Street was degrading, and replacement was recommended. 1300 Rose Street is property owned by the City of Berkeley, and Ala Costa Centers is the active tenant based on a 1998 Lease Agreement that is still in force. Ala Costa Centers is a 501c3 Non- Profit Organization that serves people with Intellectual and Developmental Disabilities.

The siding of the building at 1300 Rose Street is in disrepair. The proposed project through the application for a Community Development Block Grant, a federal program with fund dispersion locally through the City of Berkeley was requested at \$150,000.

After reviewing the project with 4 local general contractors, here is an estimated scope of work including labor that will serve as a general estimate of cost and timeline. The extent of the work that will be REQUIRED to be done is not 100% clear, due to the nature of the siding replacement and the variables for the project.

Task List

NOTE: Estimates either provided from the Contractors who viewed the work, or from online sources related to work done associated with task below for the Zip Code 94702 where the work is to be completed.

<u>Task #</u>	<u>Task</u>	<u>Equipment/ Services Needed</u>	<u>Time Needed</u>	<u>Potential Cost/ Range</u>
1	Review of Siding	None	30 minutes- 4	\$0

Ed Roberts Campus
3075 Adeline St, Ste 165
Berkeley, CA 94703
(510)527-2550 ext. 205

Ala Costa Centers
Alameda After School Program
1401 Pacific Ave.
Alameda, CA 94501
(510)527-2550 ext. 206

Berkeley After School Program
1300 Rose St.
Berkeley, CA 94702
ph: (510)527-2550
fax: (510)527-4543



	and Work to be proposed		visits, 3 "bids" collected from contractors	
2	Design and Engineering	N/A- Exterior Repairs	N/A	\$0
3	Project Management	N/A- Rebuilding Together	TBD	10-15% of awarded amount
4	Procurement	Siding, Plastic, Dry Wall, building materials	1-2 days	<p>Depends on Amount Needing to be replaced:</p> <p>\$1.50-\$4 per sq. ft./ - \$15-60 per panel. (DRY WALL)</p> <p>Vinyl \$2-13 per sq. ft, Wood- \$2-35 per sq. ft. (SIDING)</p> <p>Entire Building dimensions- Height of Building- 12 ft., exterior length of building sides UNDETERMINED:</p> <p>Total Building sq. footage is 5,812 sq. ft.</p> <p><u>Price Ranges</u> Dry Wall: \$8700- 23,200 Vinyl: \$11,600- 75,400</p>
5	Demolition and Removal	Removal of Damaged Siding and determine how far it is required to go, based on presence of plastic and dry wall damage- could be entire building- all sides	2-3 days	<p>Depends on Amount Needing to be replaced:</p> <p>Estimated \$1000- \$2500+ for removal</p>



6	Permitting	City of Berkeley Permit Dept	TBD	Range- \$500- \$4500+, could be more if there is exposed wires or electrical issues in the exterior walls once siding and dry wall are removed
7	Installation and Labor	Installation of Siding- Plastic, Dry Wall, Exterior Paneling	Est. 2 weeks	Depends on the size of the project and the paneling required to be replaced.
8	Exterior Painting of Building	Painting of Building Kelly Moore Paint- Berkeley Brown CF061033549033; Ext Semi	Est. 3-4 days	Price of 1 gallon of Kelly Moore Acry Shield Exterior Semi-Gloss Paint/ Berkeley Brown- \$68.99 https://kellymoreshop.com/pages/added-to-cart Estimated Total Gallons needed for 5812 sq. feet is 20. Est. \$1380+
9	Painting Labor			Avg cost for exterior painting- \$1.50 to 4 per square foot. Max Range: \$8700- 23,200.
10	Clean Up	Removal of Supplies and Clean Up of Site	1 days	Included in Labor of Painting and Installation
11	Asphalt Roof Replacement and/or Repair	Repair and Replace Roof, including Demo and Removal of Existing Roof	5-10 days	Asphalt roof replacement projected cost (3,500 sf roof / 35 squares): \$20,300 to \$34,700- NOTE: 1300 Rose is 5,812 sq. ft. Material Price Asphalt shingles \$5 to \$9 per sq ft Tiles roofs \$2 to \$5 per sq ft Concrete tiles \$3 to \$20 per sq ft

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				Metal roofs	\$7 to \$18 per sq ft
				Clay roofs	\$10-\$20 per sq ft
				Slate roofs	\$10 - \$24 per sq ft
				Shape	Average Cost
				Flat	\$3.50 - \$4.50 per sq ft

Problem Statement

The primary issue is related to the relative projected size of the problem with respect to the siding, and according to all the contractors, there is no way to know how much siding will have to be replaced until the existing panels are removed that require immediate replacement. The existing dry wall, for any of those panels removed, are likely to have to be replaced, as well as any new paneling being installed having to meet current building code requirements. The existing exterior paneling appears to be lacking a required plastic film that is to separate or provide a barrier between the paneling and the dry wall underneath, and it appears to be missing or lacking. If this is the case, it will be required to remove paneling until the plastic is found- if it is not present, then the entire building will have to be repaneled.

Additionally, if there is exposed wiring or other areas that do not meet current building codes, then additional work will have to be completed.

DRAFT FY 2023-24 HAC WORK PLAN

Mission Statement:

The Housing Advisory Commission:

- Advises the City Council on housing matters, including affordable housing programs and policies and Community Development Block Grant (CDBG) and Emergency Services Grant (ESG) programs and their funding allocations;
- Recommends to the City Council Housing Trust Fund (HTF) allocations;
- Serves as the oversight body for Measure O, the \$135 million General Obligation bond to fund development of affordable housing; and
- Reviews and makes recommendations on items referred by the City Council, HAC members, or other commissions.

In addition, as necessary, the HAC:

- Hears matters regarding abatement of substandard buildings; and
- Serves as the appeals board for relocation and correction of code violations.

When advising the City Council, the HAC is committing to addressing past and present racial and social inequities in housing and other community development service delivery and approaching its recommendations through a social justice lens.

Goal:

Recommend affordable housing and community development programs and policies that further social justice and address systemic racism, classism and inequity in the city of Berkeley as outlined in HAC's FY 2023-24 work plan.

FY 2023-24 Work Plan Activities:

- Convene year-round subcommittees to work with staff on proposed HTF allocations and CDBG-funded public facilities improvements and make funding recommendations to the full HAC.
- Develop an ordinance regarding fair access and transparency for rental housing applications for City Council consideration.
- Work with the Civic Arts Commission, via a joint subcommittee, regarding proposed artist housing initiatives for HAC's and the Civic Arts Commission's approval and City Council consideration of any recommended initiatives.
- Undertake a process to: 1) better inform the HAC about ESG and CDBG-funded agencies, programs, and funding needs, and 2) enhance public participation and the public's feedback on program effectiveness ahead of recommending five-year and annual program and funding allocations to City Council.
- Explore a joint subcommittee with the Disaster and Fire Safety Commission on Housing and Wildfire Risk.

- Increase opportunities for more direct participation with community members and groups to gather input to be included in decision-making and recommendations.
- Review and make recommendations to City Council regarding various affordable housing policies including inclusionary housing fees, the Housing Preference Program discrimination study report (if funded), etc.

Outcomes:

- HTF monies pledged to affordable housing projects serving families and housing-insecure households
- CDBG-funded public facilities constructed in support of non-profits
- Adoption of a Fair Access and Transparency for Rental Housing Application Ordinance
- Proposed initiatives to promote affordable artist housing to retain and build the city's cultural infrastructure
- Five-Year and Annual CDBG/ESG Plans and funding recommendations that are grounded in service to the city's low-income and historically marginalized residents
- Recommendations about protecting low-income residents from wildfire hazards
- Outcomes that are reflective of the community's actual needs and concerns through increased consideration and inclusion of community voices.

From: Leah Naomi Gonzales <theosmama2012@gmail.com>
Sent: Wednesday, August 2, 2023 8:16 PM
To: Housing Advisory Commission
Subject: 2580 Bancroft Way #210 Berkeley 94704

I am forwarding you the recent emails I had with the rental housing safety inspector that was recently assigned to my long term code enforcement case.

He was the 3rd inspector.

There were at least 10 or more inspections done since January 26th 2022.

All had multiple fails. He inspected one time on February 14th 2023.

And then never returned.

Regardless of when he came into the matter or how knowledgeable he was or wasn't; this decision goes against every law and rule and reason for code enforcement.

I am fully aware that he did not make this decision alone.

He was probably just the most willing to do it.

By making this decision he has subjected me to complete landlord retaliation and harms.

Aside from the detriment that my child and I have already endured; we are now open to being evicted immediately, assigned insane unknown amounts of debt, and losing my housing voucher.

This is how the city of Berkeley handles housing issues.

This is how Berkeley creates and handles, housing for homeless.

This is beyond unacceptable.

And of course, with how Berkeley has structured its various departments and policies, I am left with absolutely no real help or options.

Leah Naomi Gonzales

----- Forwarded message -----

From: **Mares, Freddie** <FMares@berkeleyca.gov>

Date: Wed, Aug 2, 2023, 6:48 AM

Subject: RE: 2580 Bancroft Way #210

To: Leah Naomi Gonzales <theosmama2012@gmail.com>

Hi Leah

Please contact your city council, city manager or the city attorney, for further assistance.

I can not assist you if you do not allow maintenance to perform their duties.

I will make sure this case does not get closed.

Thanks

Freddie Mares

Senior Housing / Building Inspector

Building and Safety / Housing Code enforcement

1947 Center 3rd Floor,

Berkeley, Ca 94704

Office 510-981-5444

Desk 510-981-5443

FMares@cityofberkeley.info

From: Leah Naomi Gonzales <theosmama2012@gmail.com>

Sent: Tuesday, August 1, 2023 6:39 PM

To: Mares, Freddie <FMares@berkeleyca.gov>

Subject: 2580 Bancroft Way #210

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Freddie

I think what I'm expecting of code enforcement, is that it be recognized that the landlord and it's original maintenance, intentionally refused to do necessary work which might have stopped further problems from occurring.

The landlord instructed it's builder to do incorrect construction and use incorrect materials, which also led to the problems that occurred as well as the harms that came from those problems. (Failure to install windows, despite

submitting plans showing windows, failure to ensure adequate ventilation and access to outdoor air flow, failure to install waterproofing barrier, and much more.)

Proof of the failure to properly construct the Building can easily be found in the fact that as of a couple of weeks ago, work crews were scheduled here to install backflow devices. Something that somehow seemed to escape being noticed by the building inspector who approved the work.

I was forced to file a request for city inspection because of many building failures that were occurring, as well as what was developing in my own unit that was being ignored. Despite my requests to building staff and maintenance for repairs needed.

I made this request to your department on December 15th 2021. A full month before my unit flooded with sewage and was left to rot by the landlord.

I was denied necessary relocation because of my source of income. Which a violation of city and state laws.

But aside from the harms the landlord subjected me to; there is the issue of how code enforcement chose to handle its role in all of this.

You were not involved during any of this. I am not saying what happened was your fault.

I am saying that code enforcement failed in it's duties and failed to uphold the law or provide necessary support for our well-being.

The landlord was not even made to be accountable until April 2022. A full 3 months after the major damages occurred.

Many of the violations that occurred were detrimental to the safety, health and well being of us. There were many violations both listed and unlisted that were extreme enough to warrant more strict enforcement. Building and foundation safety never compromised because of the landlords neglects and also because code enforcement chose to sit back and not adhere to the rules and laws.

Many violations require demolition and construction work. Yet code enforcement did not establish any requirements for permitting.

Most importantly code enforcement chose to not address the very real need for tenant relocation due to dangerous and uninhabitable living environment.

Violations which meet the criteria for emergencies were never established as such.

For goodness sake, my son's bedroom and bathroom have no walls or floors, have exposed mold, are missing necessary materials for plumbing, and some issues have not been acknowledged on record. HVAC system is inefficient and should be considered harmful due to the fact that its intake vent is inside the unit and next to the washer and dryer, in an invented unit and building that have no windows or access to outside fresh air. It is contaminated from drawing in the toxic sewage and mold filled air, that circulated inside the unit for over a week and stated toxic for many many months. It still is if you were to judge based on our continued failed health.

I have submitted financial proof that I myself put us in hotels for almost 3 months, in order to facilitate these repairs.

It was the landlord that chose not to do those repairs during that time and every day before and since then.

It is the landlord who chooses to deny us the right to habitable safe housing. But it's code enforcement who is neglecting to enforce the laws which require these things of the landlord.

A police report that exists because the management here called and made a false report, does not mean that code enforcement should close this case based on tenant refusal to allow repairs.

Especially since that false report is a retaliation and harrassment for my decision to request inspection from code enforcement.

I am respectfully requesting that code enforcement revisit this case and review the relevant laws and rules in these instances; in order to hopefully correct its course.

This issue has been turned from a molehill into a mountain by these landlord and city refusals to follow the law.

It should not be made into an even bigger issue by closing the case.

There can be a correction of the requirements to correct and the process in how to do so safely for tenants.

No one should expect me to accept landlord actions that harmful abusive or violations of my rights.

That is what is currently being done.

Leah Naomi Gonzales

From: McNulty, Jenny
Sent: Thursday, August 24, 2023 12:38 PM
To: Housing Advisory Commission <HAC@berkeleyca.gov>
Subject: For HAC Packet: 2580 Bancroft Way #210 Berkeley 94704

Dear Housing Advisory Commission,

Here is a summary of housing code enforcement activity at 2580 Bancroft Way #210, along with the current status of the case.

On December 14, 2021, Housing Code Enforcement received a request for an inspection at 2580 Bancroft Way #210, submitted by tenant Leah Naomi Gonzales. Staff opened Housing Code Enforcement case (H2021-02890) and mailed a notice to the owner and tenant on December 17, 2021, notifying them of the initial inspection scheduled for January 3, 2022.

Supervising Housing Inspector Brent Nelson performed the initial inspection on January 3, 2022. The tenant was not present and two further initial inspections were performed, on Jan 26 and January 28, 2022. Inspector Nelson also performed the three reinspections between May and July of 2022. He has subsequently retired. The case became Senior Housing Inspector Freddie Mares' case in February 2023. Because we changed inspector areas and had staff turnover, three other housing inspectors inspected the unit in between (Jay Marlette, Bill Pace and Sloan Fidler) and all concurred with the violations.

The Notice of Initial Inspection Results identified 14 violations and one notation. During reinspections, new housing violations were added after the tenant asked to address additional concerns and the housing inspector verified them as housing violations. Housing Code Enforcement has assessed the owner \$4,200 in reinspection fees.

The owner's representatives have claimed that numerous requests were given to the tenant to allow maintenance workers to perform repairs at the unit and that the requests have been denied by the tenant. The owner sought the assistance of the Berkeley Police Department by requesting a civil standby during one of the attempted repairs. As stated in the police report, the tenant stated that building management has been sending messages requesting entry into the apartment, but she denies them access. The police report documents both the denied access and the tenant's concerns related to repairs.

After the owner submitted a copy of the police report confirming the tenant denied access to the owner to make repairs, the housing inspector put the case in office reviews, meaning that re-inspections and fees were put on hold until such time that the tenant provides the owner access to perform the repairs. After repairs are completed, the housing inspector will schedule an inspection to verify that all violations were corrected properly including the removal of the visible mold.

Sincerely,

Jenny McNulty

Resilient Buildings Program Manager
Planning Department, City of Berkeley
Tel: (510) 981-7451
Email: jmcnulty@berkeleyca.gov