



Office of the City Manager

CONSENT CALENDAR
May 9, 2023

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: Contract No. 31900263 Amendment: Rebuilding Together East Bay-North
 Contract Continuation Recommendation

RECOMMENDATION

Adopt a Resolution:

1. Providing Rebuilding Together East Bay-North's Safe at Home and Community Facility Improvement programs; General Funds for Fiscal Year (FY) 2024 in the amounts of \$98,275 for the Safe at Home Program and \$24,575 for Community Facility Improvement, for a total amount of \$122,850; and
2. Authorizing the City Manager to enter into any agreements or amendments to effectuate this action, including an amendment to Contract No. 31900263 with Rebuilding Together East Bay-North, for an amended amount not to exceed \$614,250 and extending the contract term to June 30, 2024.

FISCAL IMPACTS OF RECOMMENDATION

Adopting these recommendations will require continued allocations of General Fund, #011, for Rebuilding Together East Bay-North's (RTEBN) Safe at Home Program (\$98,275) and Community Facility Improvement (\$24,575) for a total amount of \$122,850 for Fiscal Year (FY) 2024.

The contract continuation recommendation will maintain funding at the same level as FY2023, funded out of General Fund, #011, for both RTEBN programs. The Safe at Home Program's budget will be \$98,275, and the Community Facility Improvement's budget will be \$24,575.

The funding amounts for the contract are subject to Council adoption of the FY 2024 Budget and the FY 2024 Annual Appropriations Ordinance.

CURRENT SITUATION AND ITS EFFECTS

In response to the FY2020-2023 Community Agency Funding Request for Proposals, RTEBN applied for federal Community Development Block Grant (CDBG) funding for two programs: Safe at Home Program and Community Facility Improvement.

CDBG funds come with significant reporting and recordkeeping requirements. The City Manager did not recommend that RTEBN receive the four-year CDBG grant for either program due to concerns with their adherence to federal reporting requirements and issues with recordkeeping. However, the City recognized the organization's deep community roots and successful experience in providing free rehabilitation repairs and ADA accessibility improvements to Berkeley homes and community facilities.

At the time, the Housing Advisory Commission (HAC) also recognized that RTEBN's financial controls were not meeting federal standards. For those reasons, the HAC recommended that the agency receive General Fund at FY 2019 levels to provide RTEBN the opportunity to tighten their fiscal controls and hire an Executive Director so that the agency could become fully compliant and be eligible for future CDBG funding. In addition, the HAC recommended that an evaluation be conducted to determine whether the organization's fiscal reporting would become compliant with CDBG reporting requirements.

RTEBN hired a new Executive Director on August 1, 2020 and financial internal controls have been established. RTEBN FY2021 Monitoring resulted in no findings or concerns. On April 27, 2021, the City Council authorized RTEBN contract be amended for two additional years, FY2022-FY2023.

RTEBN has proved to be an important city partner in providing housing rehabilitation to low-to-moderate income Berkeley homeowners and improving public and nonprofit community facilities that serve primarily low-income clientele.

RTEBN funding is a Strategic Plan Priority Project, advancing our goal to create affordable housing and housing support services for our most vulnerable community members.

BACKGROUND

The City of Berkeley Health, Housing, and Community Services (HHCS) Department funds and manages rehabilitation grant programs that provide free health and safety repairs and ADA accessibility improvements to homes and community facilities that serve low-to-moderate income homeowners. The Single-Family Rehabilitation grant programs help low-income residents remain safe in their homes, keep home ownership affordable, preserve Berkeley's aging housing stock, and provide health, safety, and accessibility improvements to Berkeley's homes and vital repairs to aging community facilities.

RTEBN is a nonprofit agency that currently receives City funding to operate its Safe at Home Program and Community Facility Improvement Program; both of which provide ADA accessibility improvements and health and safety repairs for low-income homeowners and community facilities serving low-to-moderate income populations. Rehabilitation work includes bringing housing and buildings up to current electrical and plumbing codes, improving lighting, energy and water efficiency, and making accessibility improvements.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

RTEBN city-funded programming repairs older homes and community facilities so that they become more energy efficient and reduce the carbon footprint for low-income Berkeley homeowners and community facilities.

RATIONALE FOR RECOMMENDATION

HHCS recognizes that RTEBN is a valuable partner in providing free ADA accessibility improvements and significant health and safety repairs to homes occupied primarily by seniors and individuals with disabilities, and to community facilities that serve low-to-moderate income Berkeley residents.

This program complements the Single-Family Rehabilitation Program's portfolio by providing RTEBN general fund dollars to more flexibly and quickly respond to emergency rehabilitation repairs.

ALTERNATIVE ACTIONS CONSIDERED

If the Council decides not to fund RTEBN's programs for FY2024, it would reduce the number of low-to-moderate income Berkeley homeowners and community facilities receiving no-cost rehabilitation repairs and improvements. Currently, RTEBN is the only agency performing community facilities improvements outside the City's Public Facility Improvement Project NOFA that has a minimum project funding request of \$100,000.

RTEBN requested an increase in program funding for FY24 to reflect the escalating costs of materials, construction and an increase in Safe at Home service outcomes from 13 to 16 projects. City Council can approve a one-year funding extension consistent with their request for a combined 39% increase in funding. If approved, the increase would require an additional \$47,550 in General Fund (#011) for FY24 and would increase the Safe and Home and Community Facility Improvement programs to \$117,850 and \$52,550, respectively.

CONTACT PERSON

Joshua Oehler, Community Services Specialist III, HHCS, 510-981-5408

Attachments:

1: Resolution

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

CONTRACT NO. 31900263 AMENDMENT: FISCAL YEAR 2024 REBUILDING
TOGETHER EAST BAY NORTH CONTRACT CONTINUATION

WHEREAS, the City funds several Single-Family Rehabilitation programs for low-to-moderate income residents; and

WHEREAS, Rebuilding Together East Bay-North is one of the City's partners that has been providing free rehabilitation and critical repairs services to the low-to-moderate income community since its inception in 1992; and

WHEREAS, Rebuilding Together East Bay-North applied for FY2020-2023 Community Development Block Grants (CDBG) to fund two programs: Safe at Home Program and Community Facility Improvement; and

WHEREAS, in spring of 2019, the Housing Advisory Commission and City Manager recommended that Rebuilding Together East Bay-North be funded for FY2020-FY2021 with General Fund; and

WHEREAS, on June 25, 2019, by Resolution No 69,010-N.S., Council authorized a General Fund #011 allocation to Rebuilding Together East Bay-North for FY2020 and FY2021; and

Adopting these recommendations will require continued allocations of General Fund, #011,

WHEREAS, the City has entered into a contract with Rebuilding Together East Bay-North to provide free home rehabilitation repairs and community facilities improvements for a total contract amount not to exceed \$245,700 for a contract period expiring June 30, 2021; and

WHEREAS, on April 27, 2021, the City Manager recommended that Rebuilding Together East Bay-North be funded for FY2022-FY2023 with General Fund; and

WHEREAS, on April 27, 2021, by Resolution No 69,812-N.S., Council authorized a General Fund (011-51-507-506-0000-000-459-636110) allocation to Rebuilding Together East Bay-North for FY2022 and FY2023; and

WHEREAS, the City has entered into a contract with Rebuilding Together East Bay-North to provide free home rehabilitation repairs and community facilities improvements for a total contract amount not to exceed \$245,700 for a contract period expiring June 30, 2023; and

WHEREAS, Rebuilding Together East Bay-North continues to meet all its service outcomes, expenditure and reporting deadlines and the agency's FY2021 Monitoring resulted in no findings or concerns; and

WHEREAS, Rebuilding Together East Bay-North has an existing contract with the City of Berkeley (Contract No. 31900263).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that Rebuilding Together East Bay-North's Safe at Home and Community Facility Improvement programs; be funded at \$98,275 for the Safe at Home Program and \$24,575 for Community Facility Improvement, for a total amount of \$122,850 from General Fund for FY 2024.

BE IT FURTHER RESOLVED that that the City Manager is authorized to enter into any agreements or amendments to effectuate this action, including an amendment to Contract No. 31900263 with Rebuilding Together East Bay-North for an amended amount not to exceed \$614,250 and extending the contract term to June 30, 2024. A record copy of said agreement will be on file with the office of the City Clerk.

