



Office of the City Manager

PUBLIC HEARING
May 19, 2026

To: Honorable Mayor and Members of the City Council
 From: Paul Buddenhagen, City Manager
 Submitted by: Scott Gilman, Director, Health, Housing, and Community Services
 Subject: Fees: Health, Housing, and Community Services Facility Rental Fees

RECOMMENDATION

Conduct a public hearing and, upon conclusion, adopt a Resolution: 1) increasing fees for facility rental rates for the Health, Housing, and Community Services Department, and 2) rescinding Resolution No. 67,044–N.S.

FISCAL IMPACTS OF RECOMMENDATION

The rental fees currently charged at the North and South Berkeley Senior Centers do not fully support program costs. The estimated rental expenditures for these two facilities for Fiscal Year 2027 (FY 2027) will exceed projected revenues by approximately \$44,691. Approval of the proposed fees increase will reduce the program deficit to \$27,051 for the Aging Services Division. Beginning FY 2027 the West Berkeley Family Wellness Center in the Public Health Division will also begin to be available for rentals and will generate additional revenue at this newly adopted rate.

The proposed fees increase the current facility rental rate by 20% for all base rental fees (rental rates for reservations with 25 persons or less), adding an additional charge of \$36/hour to the base rate for rentals with over 25 guests requiring a second staff member, requiring a minimum four (4) – hour rental fee on weekends. The proposed fees will result in approximately \$17,640 in additional income for the facility rental program and align the Facility Rental Fee rates, last increased in FY 2015, with similar facilities in neighboring communities. Income generated by the rental of these facilities will be deposited into the General Fund.

	FY 2026 Projected	FY 2027 Projected with fees increased	FY 2027 Projected without fees increased
Rental Revenue	\$89,700	\$107,640	\$90,000
Rental Expenditure	\$126,814	\$134,691	\$134,691
Balance	(\$37,114)	(\$27,051)	(\$44,691)

CURRENT SITUATION AND ITS EFFECTS

Currently the North and South Berkeley Senior Centers are available for the community. On or after July 1, 2026, the city will begin offering the West Berkeley Family Wellness Center as an additional facility to rent. Fees pay primarily for the hourly, non-benefitted personnel who staff facility rentals in the evenings and on the weekends.

Since the last fee increase in Fiscal Year 2015, approved by Council Resolution No. 67,044-N.S., rental related personnel and operating expenditures have exceeded revenues, with costs comprised of approximately 79% personnel and 21% operating expenses. Since FY 2015, the average hourly wage (including retirement contributions) has increased from \$23.75 per hour to \$30.34, an increase of approximately 28%. Operating costs typically increase 5% to 15% each year. As a result of these increased costs, the General Fund subsidizes this program, resulting in a deficit.

The recommended increase in fees is consistent with fees charged by neighboring jurisdictions for similar rentals. Fees typically vary by size of the room or facility, day and time of the rental, resident and non-resident status, and type of group, so it is difficult to compare them directly. The following table compares rates charged by similar facilities for two different types of events to illustrate the proposed fee increase:

	General Hourly Rental Rate - Resident
HHCS – Proposed	\$86 - \$119
City of Fremont	\$20 - \$123
HHCS – Current	\$33 - \$ 99
City of Emeryville	\$56 - \$131
City of Oakland	\$65 - \$125
City of Albany	\$78
City of El Cerrito	\$117

Updating the HHCS Rental Fees, which includes the facilities at the North and South Berkeley Senior Centers and the West Berkeley Family Wellness Center, is a Strategic Plan Priority Project, advancing our goals to 1) provide state-of-the-art, well-maintained infrastructure, amenities, and facilities and 2) provide an efficient and financially healthy City government.

BACKGROUND

The North and South Berkeley Senior Centers have been available for rental by groups and individuals in the community as well as by other City departments. Community events held at the centers include wedding receptions, birthday parties, baby showers, quinceañeras, graduations, numerous City of Berkeley Commission meetings, and more. The facilities are available for rental during evenings and weekends when regular center activities are not taking place.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no foreseen environmental sustainability or climate impacts.

RATIONALE FOR RECOMMENDATION

The proposed fee adjustment is necessary to address an 11-year gap in cost-of-living and operational adjustments. Since the last update in 2015, the hourly cost of staffing these facilities has increased while rental fees have remained stagnant. Currently, every hour of community rental requires a General Fund subsidy to cover the shortfall between revenue and actual staffing costs.

Approval of this recommendation will align the City's fee structure with neighboring jurisdictions and reduce the projected FY 2027 program deficit from \$44,691 to \$27,051. This change ensures that the program remains viable and reduces the burden on the General Fund while continuing to offer a vital community resource. Without this action, the City may be forced to further restrict rental availability or cease weekend operations due to the growing structural deficit.

ALTERNATIVE ACTIONS CONSIDERED

Fees could be maintained at the level set in 2015. If fees are not increased, the General Fund will have to support the rental program by an estimated \$44,691 and will continually increase year by year. HHCS will have to further reduce the availability of this community resource. Therefore, this alternative is not recommended.

CONTACT PERSON

Rhianna Babka, Manager of Aging Services, HHCS, (510) 981-5410

Attachment

1: Resolution

Exhibit A: Health, Housing, and Community Services Facility Rental Fee Schedule

2: Current vs. Proposed Fees

3: Public Hearing Notice

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

INCREASING FEES FOR THE RENTAL OF HEALTH, HOUSING AND COMMUNITY SERVICES FACILITIES AND RESCINDING RESOLUTION NO. 67,044-N.S.

WHEREAS, facility rental rates for Berkeley's Health, Housing, and Community Services (HHCS) centers, formerly known as Senior Center Facility rentals, were last set on May 26, 2015, with Resolution 67,044-N.S.; and

WHEREAS, Berkeley residents and non-residents rent the HHCS community centers for a variety of events from nonprofit meetings to birthday parties; and

WHEREAS, the cost of staffing, and maintenance exceeds the rental revenue; and

WHEREAS, rental fees shall be deposited into the City's General Fund revenue account.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the following fees as detailed in the attached exhibit are hereby fixed and established, effective July 1, 2026.

BE IT FURTHER RESOLVED that Resolution 67,044-N.S. is hereby rescinded effective July 1, 2026.

Exhibits

A: Health, Housing, and Community Services Facility Rental Fee Schedule

EXHIBIT A: HEALTH, HOUSING, AND COMMUNITY SERVICES FACILITY RENTAL FEE SCHEDULE

FOR GROUPS UNDER 25 PERSONS

LARGE ROOMS / MULTIPURPOSE ROOM / DINING ROOM

Renter	Base Rental Fee/hour	Maintenance Fee/hour	Total Rental Fee/hour
City of Berkeley Departments & Commissions	\$ 36	\$ 4	\$ 40
Non-profit (501(c)3) or public agencies	\$ 42	\$ 4	\$ 46
Private Groups – Berkeley Resident	\$ 90	\$ 9	\$ 99
Private Groups – non-Resident	\$ 108	\$ 11	\$ 119

MEDIUM and SMALL ROOMS

Renter	Base Rental Fee/hour	Maintenance Fee/hour	Total Rental Fee/hour
City of Berkeley Departments & Commissions	\$ 36	\$ 4	\$ 40
Non-profit (501(c)3) or public agencies	\$ 42	\$ 4	\$ 46
Private Groups – Berkeley Resident	\$ 78	\$ 8	\$ 86
Private Groups – non-Resident	\$ 96	\$ 10	\$ 106

ADDITIONAL FEES & INFORMATION

Non-refundable Deposit (required)	\$25 flat rate
Security Deposit (required)	\$500 flat rate
Kitchen Use	\$100 flat rate
*Minimum 4-hour rental fee on weekends	

EXHIBIT A: HHCS – FACILITY RENTAL FEE SCHEDULE

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FOR GROUPS OVER 25 PERSONS**LARGE ROOMS / MULTIPURPOSE ROOM / DINING ROOM**

Renter	Base Rental Fee/hour	Maintenance Fee/hour	Total Rental Fee/hour
City of Berkeley Departments & Commissions	\$ 72	\$ 7	\$ 79
Non-profit (501(c)3) or public agencies	\$ 78	\$ 8	\$ 86
Private Groups – Berkeley Resident	\$ 126	\$ 13	\$ 139
Private Groups – non-Resident	\$ 144	\$ 14	\$ 158

MEDIUM and SMALL ROOMS

Renter	Base Rental Fee/hour	Maintenance Fee/hour	Total Rental Fee/hour
City of Berkeley Departments & Commissions	\$ 72	\$ 7	\$ 79
Non-profit (501(c)3) or public agencies	\$ 78	\$ 8	\$ 86
Private Groups – Berkeley Resident	\$ 114	\$ 11	\$ 125
Private Groups – non-Resident	\$ 132	\$ 13	\$ 145

ADDITIONAL FEES & INFORMATION

Non-refundable Deposit (required)	\$25 flat rate
Security Deposit (required)	\$500 flat rate
Kitchen Use	\$100 flat rate
*Minimum 4-hour rental fee on weekends	

Current vs. Proposed Fees

LARGE ROOMS / MULTIPURPOSE ROOM / DINING ROOM

Renter	Current Fees/hour	Proposed Fees/hour Under 25 Persons	Proposed Fees/hour Over 25 Persons
City of Berkeley Departments & Commissions	\$33	\$40	\$79
Non-profit (501(c)3) or public agencies	\$38.50	\$46	\$86
Private Groups – Berkeley Resident	\$82.5	\$99	\$139
Private Groups – non-Resident	\$99	\$119	\$158

MEDIUM and SMALL ROOMS

Renter	Current Fees/hour	Proposed Fees/hour Under 25 Persons	Proposed Fees/hour Over 25 Persons
City of Berkeley Departments & Commissions	\$33	\$40	\$79
Non-profit (501(c)3) or public agencies	\$38.50	\$46	\$86
Private Groups – Berkeley Resident	\$71.50	\$86	\$125
Private Groups – non-Resident	\$88	\$106	\$145
*Minimum 4-hour rental fee on weekends for both large and medium			

**NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL**

**HEALTH, HOUSING, AND COMMUNITY SERVICES FACILITY RENTAL
FEE UPDATE**

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that a public hearing will be conducted by said city council of the City of Berkeley at which time and place all persons may attend and be heard upon the following:

The Department of Health, Housing, and Community Services, is proposing to increase facility rental rates by 20% for all base rental fees, adding an additional charge of \$36/hour to the base rate for rentals with over 25 guests requiring a second staff member, and requiring a minimum four (4) – hour rental fee on weekends. Categories include large, multipurpose, dining, medium, and small rooms.

The hearing will be held on May 19, 2026, at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Rhianna Babka, Manager of Aging Services, Health, Housing, and Community Services, (510) 981-5410.

A copy of the agenda material for this hearing will be available on the City's website at <https://berkeleyca.gov/> as of May 7, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council 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 the City Council, 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 City Clerk. 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 City Clerk at (510) 981-6900 or clerk@cityofberkeley.info for further information.

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available at the City Clerk

Department and posted on the City of Berkeley webpage at least 12 days prior to the public hearing.

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City's website, on May 7, 2026.

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Mark Numainville, City Clerk

