



Housing Advisory Commission

Regular Meeting Thursday, March 6, 2024 7:00 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, 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 February 6, 2025 Regular Meeting Minutes** (Attachment 2)
6. **Overview of Berkeley's Office of Diversity Equity and Inclusion – Staff**
7. **Discussion and Action on Options Recovery Services Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2025 Program – Staff/Public Facilities Improvements NOFA Applications Review Subcommittee** (Attachment 3)
8. **Update on Council Items (Future Dates Subject to Change)**
 - a. Inclusionary Housing Ordinance In-Lieu Fee; Amending Berkeley Municipal Code Chapter 23.328 (2/25/2025)
 - b. Joint Homekey+ Application for MLK House at 2942-44 Martin Luther King, Jr. Way (3/11/2025)
 - c. Authorize Integration of BUSD Preferences with the City of Berkeley's Housing Preference Policy for BUSD Workforce Housing Project (1701 San Pablo) (3/11/2025)
 - d. Adopt an Ordinance to Prohibit the Sale or Use of Algorithmic Devices to Set Rents or Manage Occupancy Levels for Residential Dwelling Units (3/11/2025)

9. Announcements/Information Items

10. Future Items

- a. Updates on Impact of Federal Policy Changes on Housing Programs

11. Adjourn

Attachments

- 1. Land Acknowledgment
- 2. Draft February 6, 2025 Regular Meeting Minutes
- 3. Options Recovery Services Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2025 Program

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 DRAFT MINUTES

Regular Meeting Thursday, February 6, 2025 7:05 pm	South Berkeley Senior Center 2939 Ellis Street Anna Cash, Secretary HAC@berkeleyca.gov
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1. **Roll Call**

Present: Sarah Bell, Truman Braslaw, Debbie Potter, Sean Vaughn Scott, David Shere, Leah Simon-Weisberg, and Alfred Twu.

Absent: Karen Haycox (excused).

Staff Present: Rhianna Babka, Anna Cash, and Kat Larrowe.

Commissioners in attendance: 7 of 7.

Members of the public: 2

Public Speakers: 1

2. **Land Acknowledgement**

3. **Agenda Approval**

Action: M/S/C (Simon-Weisberg/Bell) to approve the agenda, removing item 6.

Vote: Ayes: Bell, Braslaw, Potter, Scott, Shere, Simon-Weisberg, and Twu. Noes: None. Abstain: None. Absent: Haycox (excused).

4. **Public Comment**

There were zero speakers during public comment.

5. **Approval of January 9, 2025 Meeting Minutes**

Action: M/S/C (Shere/Simon-Weisberg) to approve the January 9, 2025 Special Meeting minutes.

Vote: Ayes: Bell, Braslaw, Potter, Scott, Shere, Simon-Weisberg, and Twu. Noes: None. Abstain: None. Absent: Haycox (excused).

6. **Public Hearing on the Draft 2025-2029 Consolidated Plan, including the first year Annual Action Plan, and Draft Regional Analysis of Impediments**

Public Speakers: 0

Action: M/S/C (Simon-Weisberg/Braslaw) to recommend that City Council approve the proposed Draft 2025-2029 Consolidated Plan, including the first year Annual Action Plan, and Draft Regional Analysis of Impediments, with the feedback to include in the Draft

Regional Analysis of Impediments the use of predictive algorithms to discriminate in tenant screening.

Vote: Ayes: Bell, Braslaw, Potter, Scott, Shere, Simon-Weisberg, and Twu. Noes: None. Abstain: None. Absent: Haycox (excused).

Action: M/S/C (Twu/Bell) to form a subcommittee for the charge of reviewing Public Facilities Improvements funding applications for the period of February 2025 through June 2025 comprised of Commissioners Braslaw, Scott, and Shere.

Vote: Ayes: Bell, Braslaw, Potter, Scott, Shere, Simon-Weisberg, and Twu. Noes: None. Abstain: None. Absent: Haycox (excused).

7. Discussion and Action on Ordinance Amending the Municipal Code to Implement AB 812 (Chapter 747) Authorizing a Certain Percentage of Affordable Units be Reserved for Artists

Public Speakers: 1

Action: M/S/C (Simon-Weisberg/Scott) to refer to the Planning Commission for its consideration and action a draft ordinance amending the Municipal Code to implement AB 812 (Chapter 747) authorizing a certain percentage of affordable units be reserved for lower income artists of those required affordable housing units consistent with the City of Berkeley's Affordable Housing Preference Policy.

Vote: Ayes: Bell, Braslaw, Potter, Scott, Simon-Weisberg, and Twu. Noes: None. Abstain: Shere. Absent: Haycox (excused).

8. Officer Elections

Action: M/S/C (Potter/Scott) move to elect Commissioner Simon-Weisberg as Chair of the HAC.

Vote: Ayes: Bell, Braslaw, Potter, Scott, Shere, Simon-Weisberg, and Twu. Noes: None. Abstain: None. Absent: Haycox (excused).

Action: M/S/C (Simon-Weisberg/Twu) move to elect Commissioner Bell as Vice-Chair of the HAC.

Vote: Ayes: Bell, Braslaw, Potter, Scott, Shere, Simon-Weisberg, and Twu. Noes: None. Abstain: None. Absent: Haycox (excused).

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

- a. Housing Trust Fund Recommendations for the Martin Luther King Jr. House Predevelopment Funds and Haste Street Rehabilitation Funds (1/21/2025)

10. Announcements/Information Items

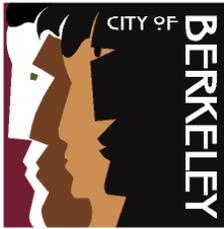
11. Future Items

12. Adjourn

Action: M/S/C (Potter/Braslaw) to adjourn at 8:59pm.

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Vote: Ayes: Bell, Braslaw, Potter, Scott, Shere, Simon-Weisberg, and Twu. Noes: None.
Abstain: None. Absent: Haycox (excused).



Health, Housing, and
Community Services Department
Housing & Community Services Division

MEMORANDUM

To: Housing Advisory Commission

From: Kat Larrowe, Community Services Specialist III
Mary-Claire Katz, Associate Management Analyst

Date: March 6, 2025

Subject: **Discussion and Action on Options Recovery Services Application for the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement FY 2025 Program**

The Housing Advisory Commission (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. On March 13, 2024, the HAC reviewed the PY 2024 Annual Action Plan, which included an estimate of \$132,905 that would be made available for funding awards in the City of Berkeley's Community Development Block Grant (CDBG) Public Facility Improvement Program for FY 2025. The *actual* funding available is \$322,000 due to updated program income and prior year unused funds. As of this meeting, the Housing and Community Services Division has received one eligible Public Facility Improvement application for the HAC's consideration.

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 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 RFP to a rolling Notice of Funding Availability (NOFA). The current NOFA was released on January 8, 2025. The restructuring was intended to create efficiencies in application review process and decrease the time between application submission and award.

A Vibrant and Healthy Berkeley for All

Current Application:

On January 31, 2025, Options Recovery Services (Options) applied for funding through the CDBG Public Facility Improvement program for their recovery residences that provide services to individuals diagnosed with substance use disorder. Options operates their program at two locations: 3331 King Street and 1845 Addison Street. Options Addison Street Recovery Residence provides 15 male beds daily, and their King Street Recovery Residence is a 4-plex that houses up to 16 women recovering from substance use disorder. Clients at both the Addison Street and King Street residences are live-in and spend an average of six months in the recovery facilities. Options is requesting \$187,980 for bathrooms and electrical upgrades at both the 3331 King Street and 1845 Addison Street recovery residences, including shower grab bars, new ADA-compliant toilets, new exhaust fans, new 100% waterproof laminate flooring, and new smoke detectors.

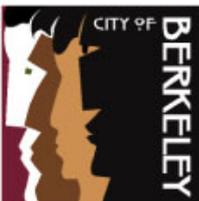
Options notes the importance of these improvements for their program, as they would improve the safety, ADA usage, and operational efficiency at their Berkeley recovery residences, thereby improving conditions for 31 Berkeley residents each night and approximately 45 residents (counting turnover) each year. If these CDBG funds are not awarded, Options notes that they will pursue funding from other sources to make these needed upgrades, but that would likely take many months or even years.

Eligibility and Recommendation:

The Housing and Community Services Division has determined that Options' proposed project is CDBG-eligible and requests that the HAC recommend to City Manager that Options is awarded \$187,980 of the FY 2025 CDBG Public Facility Improvement funding.

Attachments:

1. CDBG Public Facility Improvement City Data Services application for Options Recovery Services



City of Berkeley Housing & Community Services Department
 2180 Milvia Street
 Berkeley, CA 94704
 Contact: Community Agency RFP, CommunityAgencyRFP@berkeleyca.gov 510.981.5408

Help with this page

Application Status	
Status:	In Review ▼
Check when complete:	
<input type="checkbox"/>	Approved for Funding
	GF Amount: <input type="text"/>
	CDBG Amount: <input type="text"/>
	ESG Amount: <input type="text"/>
	MHSA Amount: <input type="text"/>
	CSBG Amount: <input type="text"/>
	Meas-E Amount: <input type="text"/>
	HOME Amount: <input type="text"/>
	PCEI Amount: <input type="text"/>
	S+C Amount: <input type="text"/>
	GF-WS Amount: <input type="text"/>
	GF-HHS Amount: <input type="text"/>
	BMH Amount: <input type="text"/>
	Meas-E Res Amount: <input type="text"/>
	Childcare Mit Amount: <input type="text"/>
<input type="checkbox"/>	Subrecipient Budget Adjustment
<input type="checkbox"/>	Complete & Approved

Comments:

[Return to Main Page](#)

City of Berkeley - CDBG Request for Proposals - FY 2025 Application

[Save and Continue](#)

A. General Information

Agency Name:	Options Recovery Services		
Program/Project Title:	Recovery Residence Renovation		
Agency Date of Incorporation:	October 2001	Articles of Incorporation Options.pdf By Laws.PDF	
Agency Office Street Address:	1835 Allston Way		
Agency Office City:	Berkeley	Zip:	94703
Executive Director Name:	Justin Phillips		
Executive Director's Email Address:	jphillips@optionsrecovery.org		
Executive Director Phone Number:	(925) 989-5775		
Application Contact Person Name:	Porter Sexton		
Application Contact Person's Email: <i>(Contact person must respond to questions within one business day.)</i>	psexton@optionsrecovery.org		

Application Contact Person's Phone:	408-393-0089	
Project Manager:	Barbara Madeiros	PM resume: Madeiros Resume.pdf
Project Manager phone:	510-755-5950	
Project Manager email:	bmadeiros@optionsrecovery.org	
DUNS number	093399089	
Tax-exempt 501(c)(3) status: more info	<input checked="" type="radio"/> Yes <input type="radio"/> No IRS 501c letter.pdf Franchise Tax Board.pdf	
Does the agency own the project site?	<input checked="" type="radio"/> Yes <input type="radio"/> No Addison and King Deeds.pdf	
Board resolution authorizing submission of application	Board Resolution 1-31-25.pdf	
TOTAL FUNDING REQUESTED:	\$187,980	
Total Other Funding Leveraged for the Project:	\$0	Leveraged Percent: 0%
Total Project Value:	\$187,980	

B. Project Description and Permit Review

Full Scope: [Addison and King Full Scope.pdf](#)
[Electrical Scope.- Addison and King.pdf](#)

1. Detailed Description of Scope (1,000 character limit):

Refer to our program [FAQ](#) for additional guidance on writing your scope. The FAQ provides a [sample scope](#). Please provide a detailed description of project scope. Please also include how your agency plans for unexpected costs or issues that could arise during the project

Fixtures: New custom shower pan, grab bars, a three-piece quartz shower surround, new ADA-compliant toilet, new exhaust fan, new 100% waterproof laminate flooring, new vanity lights, new mirror.

Includes demolition, framing repairs as needed, disposal, new sheetrock, new backerboard,

Electrical/Smoke Detectors: See attached 'Electrical Scope' document.

Exclusions: Shower Doors due to ADA Compliance.

You have 572 characters left.

Please [Upload](#) your drawings or plans for this project.

2. Mark all categories that apply to this project: Refer to program eligibility requirements in the NOFA .	<input checked="" type="checkbox"/> ADA Compliance <input checked="" type="checkbox"/> Energy Efficiency <input checked="" type="checkbox"/> Health and Safety Code Issues
3. If the project includes 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?	<input type="radio"/> Yes (Upload CASp Plan) <input type="radio"/> No <input checked="" type="radio"/> N/A
4. Will this project require a permit?	<input checked="" type="radio"/> Yes <input type="radio"/> No
a. This project requires the following permits (check all that apply):	<input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Other: <input type="text" value="Multi Trade"/>

	<input type="checkbox"/> N/A. No permit required <input 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 checked="" type="radio"/> Yes <input type="radio"/> No <input 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? Note: A permit is not required to apply, but consultation with the Permit Service Center is required. Please attach documentation of review with Permit Services 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:	Tim Boyce visited the Permitting Office for Options on February 28th and discussed the application requirements. Plans not required at that time.
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 checked="" type="radio"/> Yes <input type="radio"/> No If not, what level of planning review is needed: <input type="text"/>

7. Please complete the following timeline table for this project.. Complete applications will be reviewed monthly. If awarded, funding will be available on a reimbursement basis after contract execution

Design Completion Date:

Anticipated Permits Approval Date (type NA if you believe your project does not require permits)

Estimate Open Date:

Anticipated Construction Start Date:

Anticipated Construction End Date:

Additional comments:

8. Describe in detail your plan for assessing lead-based paint.

No lead paint (already determined).

You have 2965 characters left.

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 persons experience and estimate FTE that will be allocated to implementing this project. You have previously identified Barbara Madeiros as your Project Manager

[Madeiros Resume.pdf](#) No. Please explain:

The Project manager has been with Options for over three years and has overseen similar building improvement projects at both Berkeley facilities, as well as at Options' seven recovery residences in Oakland. Prior to coming to Options, she had twenty-five years in similar positions with similar responsibilities. Her resume is provided with this application.

You have 639 characters left.

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

We would first seek new bids for whatever amount of funding is awarded. The scope of work could be reduced in consultation with bidders. Options priorities would be to ensure the electrical improvements are done and to look at how the costs of the bathroom upgrdes could be reduced, possibly through the use of volunteers for sheetrocking and painting or laying flooring. We would want to complete as much of the needed improvements as possible.

You have 2552 characters left.

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

 Yes. In the box below please describe how the current request fits into the plan/schedule. No. Please describe the agency efforts to develop such a plan and ensure resources for building improvements.

Options own two recovery residences in Berkeley. A maintenance funds is created from any revenue (rent, reimbursement) over operating costs (mortgage, utilities) and used to carry out day-to-day maintenance and minor repairs. Significant repairs and upgrades require outside funding, which is sought from local foundations, individual donors, and community agencies. Once the mortgage is paid off, significant funding will then become available for building improvements.

You have 526 characters left.

4. In the past three years, has your agency been asked to return funds to the City of Berkeley or any other funder for non-compliance or any other reasons?

 Yes. In the box below please describe how the current request fits into the plan/schedule. No. Please describe the agency efforts to develop such a plan and ensure resources for building improvements.

Options own two recovery residences in Berkeley. A maintenance funds is created from any revenue (rent, reimbursement) over operating costs (mortgage, utilities) and used to carry out day-to-day maintenance and minor repairs. Significant repairs and upgrades require outside funding, which is sought from local foundations, individual donors, and community agencies.

You have 630 characters left.

[Save and Continue](#)**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](#):
- B. Be no more than 90 days old.

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. Review:

https://www.acquisition.gov/sites/default/files/current/far/compiled_html/subpart_19.15.html

The Project Manager, Barbara Madieros, maintains and updates lists of potential bidders, including minority-owned and women-owned businesses. These list are used when soliciting estimates and updates.

You have 2800 characters left.

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.

Number of Lines or Items Needed:

Budget Items	Estimate #1 Contractor:	Estimate #2 Contractor:	Estimate #3 Contractor:
	A to Z <input type="text"/>	Clamers <input type="text"/>	Everjoy <input type="text"/>
	Attached Estimate: A to Z Bid.pdf	Attached Estimate: Clamars Bid.pdf	Attached Estimate: Everjoy Bid.pdf
	\$131,836	\$141,120	\$148,288
Contingency (10%)	\$13,184	\$14,112	\$14,829
Project Subtotal	\$145,020	\$155,232	\$163,117
20% Allowance for ADA	\$32,960	\$35,280	\$37,072
Permits & Fees	\$5,000	\$11,600	\$13,000
Project Management	\$5,000	\$5,000	\$5,000
TOTALS	\$187,980	\$207,112	\$218,189

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 unduplicated participants spend at your facility each year.

Options Addison Street Recovery Residence provides 15 male beds daily. So far this fiscal year (since July 1, 2024) we have provided 2,601 bed-nights for individuals diagnosed with substance use disorder. Our clients are extremely low income and most have been homeless in Berkeley for more than a year. Our residents also have experienced incarceration due to their addictions. Our King Street Recovery Residence is a 4-plex that houses up to 16 women suffering from substance use disorder. We have provided 2,484 bed-nights of recovery service so far this fiscal year. These women have struggled with homelessness and Post Traumatic Stress Disorder due to past trauma from physical and sexual abuse. Our clients at both the Addison Street and King Street residences are live-in and spend an average of six months in our recovery facilities.

You have 2155 characters left.

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

This facility improvement will provide better bathroom for our Berkeley resident clients while reducing water usage by moving to water conservation toilets, both ADA toilets and standard toilets, and water conservation showers. By lowering utility costs through such conservation measures, we will save money that can be used to provide additional needed services and supports for the clients. Clients will therefore have an incentive to keep the new facilities clean and functional. In additional, electrical upgrades will improve fire safety at the residences.

You have 2436 characters left.

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

This project improves safety, ADA usage, and operational efficiency at our Berkeley recovery residences, thereby improving conditions for 31 Berkeley residents each night, approximately 45 residents (counting turnover) each year. If these CDBG funds are not awarded, Options will pursue funding from other sources to make these needed upgrades, but that can take many months or even years.

You have 2610 characters left.

4. Beneficiaries - This facility serves: (check one)

- 1. A geographic area (describe the boundaries of the geographic area or census tracts, if known)

Find Census Tracts: [Click Here](#)

----- OR -----

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

Program Participants Income	Prior Year 7/2023-6/2024	Projected Current Year 7/2024-6/2025	Projected 7/2025-6/2026
Total Number served (all participants)	45	45	45
Program Participants NOT residing in Berkeley			
Program Participants residing in Berkeley	45	45	45
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)	45	45	45
Poverty Level and Below			

[View AMI Table](#)

- 5. Will there be a need for relocation of residents or staff? Yes No

F. Attachments

Attachments

[\(Upload Instructions\)](#)

ALL attachments below are REQUIRED in order to submit your application, and your application WILL NOT be able to be submitted with missing attachments!

Please take this into consideration when timing your submission of this application. The documents you need to upload are checked below. If you have other attachments you would like to include, please check one of the Other boxes below and identify the Attachment in the box. If you are unable to upload any of the attachments, contact Mary-Claire Katz (510.981.5414)

- Articles of Incorporation [Articles_of_Incorporation_Options.pdf](#)
- Agency By-Laws [By_Laws.PDF](#)
- Letters from Internal Revenue Service and Franchise Tax Board establishing sponsor's tax-exempt status [IRS_501c_letter.pdf](#)
[Franchise_Tax_Board.pdf](#)
- Board resolution authorizing submission [Board_Resolution_1-31-25.pdf](#)
- Project Manager Resume [Madeiros_Resume.pdf](#)
- Copy of property title or lease [Addison_and_King_Deeds.pdf](#)
- Color photographs of project location along with photos of interior areas to be modified [Location_Photos.pdf](#)
- Full Scope [Addison_and_King_Full_Scope.pdf](#)
[Electrical_Scope.-](#)



1845 Addison Street, Berkeley



3331 King Street, Berkeley

City of Berkeley

Community Development Block Grant Projects

Recovery Residence Renovation at Addison and King

Addison Street Bathrooms/Plumbing

Remodel of 5 bathrooms – Each to include:

Fixtures: New custom shower pan, grab bars, a three-piece quartz shower surround, new ADA-compliant toilet, new exhaust fan, new 100% waterproof laminate flooring, new vanity lights, new mirror.

Includes demolition, framing repairs as needed, disposal, new sheetrock, new backerboard,

Electrical/Smoke Detectors: See attached 'Electrical Scope' document.

Exclusions: Shower Doors due to ADA Compliance

King Street Bathrooms/Flooring

Remodel of 5 bathrooms – Each to include:

Fixtures: New custom shower pan, grab bars, a three-piece quartz shower surround, new ADA-compliant toilet, new exhaust fan, new 100% waterproof laminate flooring, new vanity lights, new mirror.

Includes demolition, framing repairs as needed, disposal, new sheetrock, new backerboard,

Electrical/Smoke Detectors: See attached 'Electrical Scope' document.

Exclusions: Shower Doors due to ADA Compliance

Electrical

Property
Address:
3331 King Steet
St.,
Berkeley, CA

Location	King Street
----------	-------------

Item	Description	
Bathroom #1	50 ft 12/2 Romex - \$65 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25 Labor - \$400	
Bathroom #2	50 ft 12/2 Romex - \$65 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25 Labor - \$400	
Bathroom #3	50 ft 12/2 Romex - \$65 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25 Labor - \$400	
Smoke Detectors	Unit #1 - (2) Smoke Detectors - \$80 (1) Smoke / CO2 Detector - \$55 Unit #2 - (2) Smoke Detectors - \$80 (1) Smoke / CO2 Detector - \$55 Unit #3 - (2) Smoke Detectors - \$80 (1) Smoke / CO2 Detector - \$55 Labor - \$300	

Property Address:
1845 Addison St.,
Berkeley, CA

Contractor		Addison Street
Item	Description	
Bathroom #1	100 ft 12/2 Romex - \$110 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25 Labor - \$400	
Bathroom #2	100 ft 12/2 Romex - \$110 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25 Labor - \$400	
Bathroom #3	50 ft 12/2 Romex - \$65 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25 Labor - \$400	
Bathroom #4	50 ft 12/2 Romex - \$65 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25 Labor - \$400	
Bathroom #5	50 ft 12/2 Romex - \$65 20 Amp AFCI breaker - \$100 Exhaust fan - \$150 Vanity light \$40 Recessed light - \$40 GFCI receptacle - \$40 Motion sensor switch - \$30 Humidity sensor switch - \$30 Junction boxes & staples - \$25	

	Labor - \$400	
Smoke/CO2 Detectors	Main House: (1) Main entry - \$55 (1) Hallway - \$55 (1) Rear Entry - \$55 (1) Outside Kitchen - \$55 Studio: (1) Outside Kitchen - \$55 Labor - \$100	
Smoke Detectors	Main House: (5) 5 Bedrooms - \$40 Studio: (1) Living Area - \$40	