



AGENDA

(Revised 12/14/2020 at 4:30 p.m.)

SPECIAL CITY COUNCIL MEETING

December 15, 2020 – 4:30 p.m.

Members:

Mayor Gregory B. Lyman

Mayor Pro Tem Paul Fadelli • Councilmember Janet Abelson
Councilmember Rochelle Pardue-Okimoto • Councilmember Gabriel Quinto

Join Via WebEx:

<https://elcerrito.webex.com/elcerrito/j.php?MTID=m9db6fff0d69b2ef35a71fab7cfaaf363>

Event Number: 146 476 2379

Event Password: Join1215

or

Dial In: 1-408-418-9388

Access Code: 146 476 2379

Pursuant to Executive Orders N-25-20 and N-29-20, Teleconference Restrictions of the Brown Act Have Been Suspended, as Well as the Requirement to Provide a Physical Location for Members of the Public to Participate in the Meeting.

This meeting will not be broadcast or livestreamed online. Members of the public may join to provide public comment using the WebEx meeting information listed above. Following public comments, the City Council will convene to closed session and the meeting will be closed to the public.

Public Comments may be submitted one of two ways, **and are limited to items on the special meeting agenda only:**

1. Via WebEx using the “[Raise Hand](#)” feature to request to speak. Each period of public comment will be announced.

****Please note** - If a member of the public can join via phone **only**, a request to speak may be submitted via email to cityclerk@ci.el-cerrito.ca.us. The request must contain in the subject line **Request to Speak – Agenda Item #** and must include a name and the full phone number that will be used to call in.

2. Via email to cityclerk@ci.el-cerrito.ca.us. Email must contain in the subject line **public comments – agenda item #**.

To ensure that the City Council receives your written comments prior to taking action, they must be received by **1:30 p.m. the day of the meeting**. All written comments received by this deadline will be provided to the City Council and posted online in advance of the meeting.

Written comments received after the deadline will be provided to the City Council and included with supplemental materials after the meeting. **No written comments will be read into the record.**

4:30 P.M. ROLL CALL - CONVENE SPECIAL CITY COUNCIL MEETING

1. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and to items on the special meeting agenda only.

2. AUTHORIZATION OF HOPE VI MAIN STREET GRANT APPLICATION

Proposed Action: Adopt a resolution authorizing staff to submit an application to the U.S. Department of Housing and Urban Development for the Hope VI Main Street Grant Program.

Contact: Aissia Ashoori, Housing Analyst; Melanie Mintz, Community Development Director, Community Development Department

3. CLOSED SESSION CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6

Agency Designated Representatives: Karen Pinkos, City Manager; Glenn Berkheimer, Labor Negotiator; Alexandra Orologas, Assistant City Manager; Kristen Cunningham, Human Resources Manager; and Sky Woodruff, City Attorney.

Employee Organizations: Service Employees International Union (SEIU) Local 1021; and El Cerrito Police Employees Association.

Contact: Sky Woodruff, City Attorney, City Management

4. ADJOURN SPECIAL CITY COUNCIL MEETING

The City of El Cerrito serves, leads and supports our diverse community by providing exemplary and innovative services, public places and infrastructure, ensuring public safety and creating an economically and environmentally sustainable future.

- Copies of the agenda bills and other written documentation relating to items of business referred to on the agenda are on file and available for public inspection in the Office of the City Clerk, at the El Cerrito Library and posted on the City's website at www.el-cerrito.org prior to the meeting.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, 510-215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).
- ***The Deadline for agenda items and communications*** is eight days prior to the next meeting by 12 noon, City Clerk's Office, 10890 San Pablo Avenue, El Cerrito, CA. Tel: 510-215-4305, email cityclerk@ci.el-cerrito.ca.us
- IF YOU CHALLENGE A DECISION OF THE CITY COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE COUNCIL MEETING. ACTIONS CHALLENGING CITY COUNCIL DECISIONS SHALL BE SUBJECT TO THE TIME LIMITATIONS CONTAINED IN CODE OF CIVIL PROCEDURE SECTION 1094.6.

- The City Council believes that late night meetings deter public participation, can affect the Council's decision-making ability, and can be a burden to staff. City Council Meetings shall be adjourned by 11:00 p.m., unless extended to a specific time determined by a majority of the Council.



AGENDA BILL

Agenda Item No. 2

Date: December 15, 2020
To: El Cerrito City Council
From: Aissia Ashoori, Housing Analyst
Melanie Mintz, Community Development Director
Subject: Authorization of Hope VI Main Street Grant Application

ACTION REQUESTED

Adopt a resolution authorizing staff to submit an application to the U.S. Department of Housing and Urban Development for the Hope VI Main Street Grant Program.

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) issued a Notice of Funding Availability (NOFA) on October 29, 2020 for \$1,000,000 under the HOPE IV Main Street Grant Program. The purpose of the HOPE VI Main Street Program is to provide grants to small communities to assist in the renovation of an historic or traditional central business district, or “Main Street” area, by replacing unused, obsolete, commercial space in buildings with affordable housing units. This funding opportunity is earmarked to assist local cities who have: A.) A population of 50,000 or less; and B.) Not be served by a local or county/parish Public Housing Agency (PHA) that administers more than 100 physical public housing units within the local government’s jurisdiction. Such units exclude Section 8 Housing Choice Voucher subsidized units. This federal opportunity will provide funding resources to further expand the City’s affordable housing stock.

This program application is competitive and two awards of \$500,000 are expected to be made. The deadline to apply is January 19, 2021. HUD requires that City Council authorize submittal of a grant application. Efforts funded by the grant must be complete by and all funds must be expended by March 5, 2025.

In September 2019, the City Council authorized a Predevelopment Loan to Developer in the amount of \$350,000 from the City’s Low- and Moderate-Income Housing fund. This City is working with BRIDGE Housing (Developer) to secure other funding opportunities and those applications will be brought to the City Council later as they are available.

ANALYSIS

Staff and the Developer identified the Mayfair Affordable Housing Development, located at 11690 San Pablo Avenue (Project), adjacent to the Del Norte BART station, as the Project where the HOPE IV Main Street Grant Program grant money is eligible for and could be allocated most effectively. The Project is entitled for 67-72 affordable units and the market-rate component, located at 11600 San Pablo Avenue, is under construction and will include 156 market-rate units plus 9,000 square feet of commercial space. The

property was acquired by the former El Cerrito Redevelopment Agency to catalyze residential and commercial development of the Del Norte area and was sold by the City to Holliday Development in 2019 pursuant to Redevelopment Dissolution statutes. Its proximity to San Pablo Avenue and transportation is a vital component to the City's housing goals and is consistent with the City's [2014 San Pablo Avenue Specific Plan](#) (Specific Plan), [2015-2022 Housing Element](#) and [2017 Affordable Housing Strategy](#) (Strategy).

Given the overall competitiveness for affordable housing financing, this potential source of funding will help support the Project and help build units that play an important part of meeting our Regional Housing Needs Allocation.

STRATEGIC PLAN CONSIDERATIONS

This grant application and the efforts described herein will assist the City in implementing the following goals of the Strategic Plan: Goal A: Deliver Exemplary Government Services; Goal B: Achieve Long-Term Financial Sustainability; Goal C: Deepen a Sense of Place and Community Identity; and Goal F: Foster Environmental Sustainability Citywide.

ENVIRONMENTAL CONSIDERATIONS

Authorization of the filing of the grant application is not a project pursuant to the California Environmental Quality Act (CEQA). Any projects funded by the grant will be evaluated under CEQA, as applicable.

FINANCIAL CONSIDERATIONS

The City is not required to provide matching funds toward this grant. Efforts funded by the grant must be complete by and all funds must be expended by March 5, 2025. The time of City employees toward administering the grant is not eligible for grant funds.

Reviewed by:



Karen Pinkos
City Manager

Attachments:

1. Resolution

RESOLUTION 2020-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AUTHORIZING APPLICATION FOR, AND RECEIPT OF, U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE HOPE VI MAIN STREET GRANT APPLICATION

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) issued a Notice of Funding Availability (NOFA) on October 29, 2020 for \$1,000,000 under the HOPE IV Main Street Grant Program); and

WHEREAS, the City Council of the City of El Cerrito desires to submit a Hope IV Grant Application Package ("Application"), on the forms provided by the HUD, for approval of grant funding for the renovation of an historic or traditional central business district, or "Main Street" area, by replacing unused, obsolete, commercial space in buildings with affordable housing units.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito (Applicant):

SECTION 1. The City Manager is hereby authorized and directed to apply for and submit to HUD the Application package;

SECTION 2. In connection with the HOPE IV Main Street Grant Program, if the Application is approved by the HUD, the City Manager of the City of El Cerrito is authorized to submit the Application, enter into, execute, and deliver on behalf of the Applicant, a Grant Agreement for the amount of \$500,000.00 and any and all other documents required or deemed necessary or appropriate to evidence and secure the HOPE IV Main Street Grant, the Applicant's obligations related thereto, and all amendments thereto; and

SECTION 3. The Applicant shall be subject to the terms and conditions as specified in the NOFA, and the Grant Agreement provided by HUD after approval. The Application and any and all accompanying documents are incorporated in full as part of the Grant Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Grant Agreement. Pursuant to the NOFA and in conjunction with the terms of the Grant Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a special meeting on December 15, 2020 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on _____, 2020.

Holly M. Charl  ty, City Clerk

APPROVED:

Gregory B. Lyman, Mayor

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