



Kriss Worthington

Councilmember, City of Berkeley District 7
2180 Milvia Street, 5th Floor, Berkeley, CA 94704

PHONE 510-981-7170 FAX 510-981-7177 kworthington@ci.berkeley.ca.us

ACTION CALENDAR

June 12, 2007

To: Honorable Mayor and Members of the City Council

From: Councilmember Kriss Worthington

Subject: Budget referral: \$280,000 for BOSS Ursula Sherman Village project

RECOMMENDATION:

That the Council refer to the budget process a one-time request of \$280,000 for BOSS (Building Opportunities For Self-Sufficiency) to complete rehabilitation and construction for Ursula Sherman Village project including the Harrison House Singles Program, Families Program, and the Children's Learning Center

BACKGROUND:

BOSS (Building Opportunities for Self-Sufficiency) has continuously fundraised and found setbacks in completing the construction in the existing structure at Ursula Sherman Village including the Harrison House Singles Program, Families Program, and the Children's Learning Center.

In their experience of finding funds they have fundraised and received moneys from organizations like the Y&H Foundation and the Serendipity Fund. In seeking money from the Federal Home Loan Bank Affordable Housing Program, they have been forced to return funds to AHP because of not being able to complete the lease for the site.

The lack of funds would leave incomplete the urgently needed safety, energy efficiency, and programmatic upgrades and expansion. This item seeks to assure that the completion of the rehab and construction in this structure and would help reverse the setback of being forced to return funds. Additionally, it would complete the scheduled work for those BOSS services.

FINANCIAL IMPLICATIONS:

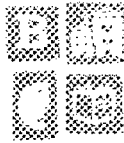
\$280,000 from the General Fund for the completion of the rehab and construction of Ursula Sherman Village project.

CONTACT PERSON:

Councilmember Kriss Worthington, 981-7170.

Attachments:

1. Letter from boona cheema to City Manager Phil Kamlarz regarding funding for Ursula Sherman Village
2. List of needed work



BOSS

May 31, 2007

Phil Kamlarz, City Manager
City of Berkeley
2180 Milvia St.
Berkeley, CA 94704

Dear Mr. Kamlarz,

BOSS is making a one-time request of \$280,000 to complete important rehab and construction in the existing structures at Ursula Sherman Village – Harrison House Singles Program, Families Program, and the Children’s Learning Center. We received funding for the purposes described here from the Federal Home Loan Bank but were forced to return the funds as we did not have a completed lease for the site. A one-time grant from the City of Berkeley will help reverse this setback and complete urgently needed safety, energy efficiency, and programmatic upgrades and expansion.

In **May 2001**, BOSS received \$160,000 from the Federal Home Loan Bank Affordable Housing Program (AHP) for ADA-compliance work, site reconfiguration and improvements, safety upgrades, energy efficiency improvements, and the construction of new office space. Funds were returned to the Federal Home Loan Bank in June 2006 due to the lack of lease, with the intended work left undone.

In **May 2002**, BOSS received \$120,000 from the same source, for new housing and laundry, ADA compliance work, energy efficiency improvements, new walk-in refrigeration, additional office space, plumbing improvements, extensive dormitory, bathroom, and storage facility improvements, and long-overdue external painting. Funds were returned in April 2007 due to lack of lease, with the intended work left undone, and there was no opportunity to reapply.

A lot of time and hard work was spent raising these funds, and then processing the return of those funds. Yet despite these setbacks, BOSS has continued successful fundraising for program expansion and rehab to the best of our ability. With our funds, we are currently completing landscaping, interior/exterior, and entryway improvements, some energy and safety improvements, and a new laundry facility. With City of Berkeley funds, we installed new energy-efficient and safe windows throughout the Adult and Family Programs at the Village, as well as new fire safety throughout (sprinklers, alarms, emergency lighting, and hood ansul system).

boona cheema

- William White, President
- Alona Clifton, Vice President
- Glenn Clark, 2nd Vice President
- Dan Scarola, Treasurer
- Devaki Chandra, Secretary

- Loren Jones
- Jill Knowland
- Michael Liepman
- Dori Reed
- Wilson Riles



However, most of the urgently important work described above (itemized list attached) remains undone due to the loss of AHP funds. With a one-time grant from the City we can complete this work schedule and ensure that Ursula Sherman Village operates with top safety and energy-efficiency, and maximum service delivery effectiveness. We continue to raise funds (most recently \$50,000 from the Y & H Soda Foundation and \$100,000 from the Serendipity Fund for the next phase – Ubuntu Center) and are committed to the completion of this project, which will be a national model and a jewel in Berkeley's crown.

Attached is a copy of the Village Master Plan, to give you a comprehensive picture of the whole vision. Please contact me if you have any questions, at (510) 649-1930 or boonache@aol.com. Thank you for your past and ongoing support of the Village and BOSS.

In peace,



boona cheema
Executive Director

cc: Mayor Tom Bates
Berkeley City Council
Housing Department
Health Department

attachments: List of needed work
Village Master Plan

Itemized list of undone work due to AHP funding losses

INTERIOR IMPROVEMENTS:

- reconfigure living areas for shelter to families of any style or configuration (male parent, large family)
- new office for central use to families of both shelter and Sankofa House
- new flooring, skylighting, paint
- renovate congregate bathrooms - reconfigure for ADA, direct access from dormitories for 25-year outdated, intensive use
- relocate laundry for 50 single adults
- add office space for front desk confidentiality and adherence to medications and information privacy
- dormitory improvements in habitability; privacy, personal belongings storage, lighting, and general aesthetics
- improvements to facility's storage needs

EXTERIOR IMPROVEMENTS:

- exterior paint and siding repair
- landscaping

NEW CONSTRUCTION:

- new transitional housing for 2 families (modified for 5 single adults) including ADA unit
- central laundry for 130 Village community members
- new walk-in refrigeration to: serve a larger site, coordinate procurement/ distribution to 3 BOSS shelter programs with single food services inventory for cost efficiencies, permit storage of USDA and donated food, and allow kitchen engagement for skills-training

ADA COMPLIANCE:

- ADA ramp/porch for accessibility to shelter
- ADA bathroom
- ADA living areas, improved privacy

ELECTRICAL & ENERGY EFFICIENCY:

- recycling/waste management for 14 families
- photovoltaic solar for hot water to bathrooms, laundry, kitchen for 65% savings throughout Village; hot water storage for on-demand capacity
- energy-efficient lighting and skylighting
- electrical improvements to handle increased loads, i.e. computers and microwaves
- improve sewer drainage to street