



CONTRA COSTA COUNTY
DEPT. OF CONSERVIATION & DEVELOPMENT
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MEMORANDUM

DATE: February 10, 2025

TO: Finance Committee
Supervisor Candace Andersen, Chair
Supervisor Diane Burgis, Vice Chair

FROM: Gabriel Lemus, Assistant Deputy Director

SUBJECT: Staff Recommendations for the Reallocation of Community Development Block Grant (CDBG) funds to Lions Center for the Visually Impaired (LCVI) and Nurturing Independence Through Artistic Development (NIAD)

RECOMMENDATION

1. **APPROVE** staff's recommendation to reallocate \$72,000 of FY 2024/25 Community Development Block Grant (CDBG) funds to Lions Center for the Visually Impaired (LCVI), for the improvement/rehabilitation of bathrooms to address ADA accessibility within LCVI's facility, located at 175 Alvarado Avenue, Pittsburg.
2. **APPROVE** staff's recommendation to reallocate \$60,000 of recaptured CDBG funds, from previously completed or cancelled projects, to Nurturing Independence through Artistic Development (NIAD) for the modernization of the fire alarm system within NIAD's facility, located at 551 23rd Street, Richmond.

3. **DIRECT** Conservation and Development staff to prepare a staff report on Committee recommendations to be considered by the Board of Supervisors on February 25, 2025.

BACKGROUND

1. Lions Center for the Visually Impaired (LCVI)

On May 9, 2023, the Board of Supervisors approved the Contra Costa County CDBG Action Plan for the use of FY 2023/24 CDBG funds. Under the Infrastructure/Public Facilities (IPF) category, LCVI was awarded \$95,000 of CDBG funds to assist with the improvement/rehabilitation of the restrooms to make ADA compliant within LCVI's facility, located at 175 Alvarado Avenue, Pittsburg.

LCVI is a 70-plus year, Pittsburg-based nonprofit, and is the only organization in Contra Costa County, providing living skills training for the visually impaired community. LCVI's program provides services for blind and visually impaired throughout all of Contra Costa County and have served the vulnerable population of seniors that are at or below poverty level and often are managing other chronic illnesses. Three program service areas included are:

- In-Home Assessment/Individual Services
- Group Classes/Activities
- Early Detection/Intervention

LCVI's bathroom renovation project was put out to bid in December 2024 and the lowest most responsible bidder/contractor was selected. However, the bids were all higher than the original construction estimate, leaving a project gap of \$72,000. LCVI does not have the reserves to cover the unanticipated funding gap; however, on June 25, 2024, the Board approved the FY 2024/25 CDBG Action Plan in which LCVI was awarded additional CDBG funds, \$112,500, to assist with a kitchen remodel.

To not adversely impact LCVI's reserves, LCVI requests, and CDBG staff is recommending, to reallocate \$72,000 of \$112,500 that was awarded to LCVI, out of the Board Approved FY 2024/25 CDBG Action Plan for LCVI's bathroom remodel project to help cover the higher construction cost of the project.

2. Nurturing Independence Through Artistic Development (NIAD)

On June 25, 2024, the Board of Supervisors (Board) approved the Contra Costa County Annual Action Plan for FY 2024/25 CDBG funds. As part of that Action Plan, the Board approved allocating \$369,196 to four (4) community partners, through the Infrastructure and Public Facilities (IPF) funding category.

On December 5, 2024, during the FY 2025/26 CDBG application cycle, Nurturing Independence Through Artistic Development (NIAD) submitted a CDBG application requesting \$60,000 in CDBG funds to assist with a shovel-ready project: the modernization of their fire alarm system at their service facility, located at 551 – 23rd Street, Richmond. NIAD’s current system is outdated and is now required to be updated to a system that can be remotely monitored and that features both visual and auditory alerts. The application was timely, eligible, and competitive.

NIAD is a 30-plus year, Richmond-based nonprofit, dedicated to providing arts programs that promote creative expression, independence, dignity and community integration for persons with disabilities. NIAD is the only five-day arts provider serving those with intellectual/developmental disabilities in Contra Costa County. NIAD program participants are typically consumers of the Regional Center of the East Bay in Contra Costa County, a regional non-profit organization that works in partnership with many individuals and agencies to plan and coordinate services and supports for people with developmental disabilities, family members and community leaders in Contra Costa County. NIAD currently serves over 60 adults with disabilities with an arts studio program that imparts both artistic and independent living skills.

Due to the proposed timeline for NIAD’s fire alarm system project, CDBG staff is recommending that \$60,000, in recaptured CDBG funds from previously completed or cancelled projects, be allocated to this project, for use during the current fiscal year (FY 2024/25). Therefore, if the requested amount of \$60,000 in CDBG funds for this project is approved by the Board of Supervisors, the total number of approved FY 2024/25 CDBG projects in the IPF category will be five (5), and \$429,196 will be the total amount of approved CDBG funds in the IPF category.

Recommendation:

1. Lions Center for the Visually Impaired (LVCV)

Given that the \$112,500 in FY 2024/25 CDBG funds was awarded to LCVI and will not impact any other organization’s previously awarded CDBG funds, staff recommends reallocating the \$72,000 from the \$112,500 FY 2024/25 CDBG funds that was awarded to LCVI to assist with the kitchen remodel project. The remaining \$40,500 of FY 2024/25 CDBG funds will be recaptured and reallocate to a shovel ready project. LCVI will have another opportunity to reapply for CDBG funds in the next application cycle.

2. Nurturing Independence through Artistic Development (NIAD)

Given that the \$60,000 in FY 2024/25 CDBG funds was recaptured from previously completed or cancelled projects and will not impact any other organization’s

previously awarded CDBG funds, staff recommends re-allocating the \$60,000 of recaptured funds to NIAD, a shovel ready project.

Public Hearing and Transmittal of Recommendations: The Committee recommendation will be forwarded to the full Board of Supervisors to be considered, as a consent item, at the public meeting that is scheduled for February 25, 2025.

cc: John Kopchik, Director, Department of Conservation and Development