

CITY OF DAVIS
2008-2009 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

Organization Name: Cal Aggie Christian Association

Street Address: 433 Russell Blvd , Davis CA 95616
Mailing Address: Same
E-mail Address: cahouse@cahouse.org
Phone Number: __530-753-2000_
Fax Number: _____

Contact: Marybeth Kavanagh Address: __3714 Los Cerros Place, Davis_95618
Phone: 297-5131

(Be sure to list the **best contact** to get information to the organization as quickly as possible.)

Total Proposal Request: \$ \$25,000

(Check one)
 On-going Support X New Project

CDBG Eligible Category: Public Facilities/Improvements
(See List A)

National Objective Compliance/Low and Mod Benefit: L/M Limited
Clientele _____
(See List B)

City Council Identified Critical Needs: (See List C)

- 1) Physically Disabled / Removal of Architectural Barriers
- 2) Public Facilities

PUBLIC SERVICE NON-PUBLIC SERVICE X

Beneficiary Information:

Approximately 1050 Total number of beneficiaries in program

Approximately 300 Number of beneficiaries in program to be served with **CDBG** funds

150 Percentage of the **CDBG** beneficiaries with low/moderate income

\$167 Cost (\$) per **CDBG** beneficiary (CDBG Request/CDBG Beneficiaries)

PROJECT NARRATIVE

a. Need

Cal Aggie Christian Association (CA House) is an inclusive, progressive campus ministry serving college and graduate students of all faiths in and around the Davis community. CA House offers students a unique environment to pursue spirituality, service, personal growth, fellowship, and intentional living. To further that goal CA House is building a Multifaith Living Community (MLC), an innovative project to gather 34 students per year of different faiths to live in community together. This project will consist of 6 attached townhomes and is being built on the property behind the existing main house. The main house will remain on the property as an iconic symbol of the rich history of CA House in Davis, and will continue to be used for ministry offices as well as a commons building for residents of the new houses.

Since all residents and their guests will be invited to gather and participate in the multitude of public community program events currently sponsored by CA House, it is imperative that adequate access be available to all who wish to participate in our programs. While there is currently an accessible entrance through the front of the building, the rear of the building which directly faces the new housing community offers only a steep staircase for access. Without a rear accessible entrance, persons with disabilities will be at a disadvantage in being able to access the community programming and public space in the main house. Hence, we are proposing a ramp and a new back door access to allow this population's full access to community and public spaces.

The MLC housing is a new development and has not been funded by the city, nor have any other initiatives by CA House. The new housing is designed as specifically "Multifaith" but is not limited to any persons. Furthermore, no other multifaith community or housing exists in Davis, and as disabled persons or low-income persons sought out this kind of living community and services, this development would be their only option. Note: funds for the housing project are not being sought in this grant.

b. Benefit

The installation of the ADA compliant ramp and door will allow residents and guests with mobility limitations to have easy and convenient access to the common areas of the main house directly from the MLC housing units. This access will enable greater participation for disabled persons in the many community programs that currently take place in the main building at CA House such as community meals, 12 Step programs, counseling, and various social justice meetings. Ten MLC units (30%) will be ADA compliant.

c. Other Resources and Collaboration

Volunteers are active at every level of this organization. A volunteer who is an architect has created the preliminary sketch of this piece of work, and a volunteer subcommittee has been active for over 7 years working on site development for the MLC project. The costs outlined in this application however represent work that will be performed by paid contractors who are licensed and qualified to build accessible ramps and doors that meet ADA requirements.

d. Organizational Capacity

CA House is a campus ministry that serves the university community and the Davis community at large. In addition to programming on spirituality, social justice and counseling support open to all students, CA House has hosted ongoing community groups

such as Alcoholics Anonymous, Alanon, Davis Religious Community for Sanctuary, Friends of Rutillio Grande, organizing meetings in support of DQ-U, Central American Action Committee, among many others. There is currently no other facility in town that is faith based but intentionally interfaith in its scope.

Our Board is comprised of 17 members and students from the Davis community, and consists of an executive committee, a finance/budget committee, a house/property committee, a nominating/personnel committee, program/community service network committee, an endowment committee, and a subcommittee devoted to the development of the MLC housing project. Each Board member may serve up to two three year terms and many of our Board members return for future and ongoing service at CA House. For a complete list of our current Board members, please refer to the list in Appendix B.

SCOPE OF SERVICES

a. Project Description (Activity Summary: Describe the activities of the proposed budget)

The CDBG funds will be used to build an ADA compliant ramp, deck and door into the existing CA house great room, located at the rear of the house. This new entrance will enable persons with limited mobility and their guests to access CA House directly from the MLC housing units without having to circle around to the front of the building. The scope of this Project includes the partial demolition of an exterior wall at the rear of the main house, and installation of an accessible door meeting ADA standards. A concrete ramp and small landing deck will also be built to account for the elevation difference between the backyard and the first floor of the main building. Costs associated with this work include the development of preliminary design drawings, construction documents, permit applications, and construction labor and material costs. For a detailed list of construction activities, please refer to Appendix A.

b. Target Group

Residents and guests of CA House who are physically disabled, mobility impaired, or otherwise unable to access the main house directly from the new MLC housing community will benefit from this expenditure. CA House wishes to provide equal access to all who wish to participate in the main house activities.

c. Outreach

Since 1916, CA House has been serving the greater Davis community by offering a unique community space for both students and Davis citizens to pursue opportunities for community service, personal growth, and religious study. Its rich heritage of supporting religious and social justice issues such as peace and justice, hunger, and homelessness, has earned CA House a reputation as a welcoming meeting space for individuals and groups seeking community and support. In recognition of its contributions to the community, CA House was awarded the City of Davis' first Peace and Justice Award in 1988. CA House plays an active role in the community by holding worship services, workshops, suppers, plays, art exhibits, women's groups, men's groups, student tenants, all manner of fledgling causes, and non-profit organization offices benefiting both the campus and the community of Davis.

Following completion of the ADA improvements, CA House plans to communicate the improved access to the main house via our website, mailers, and tenant documentation.

PERFORMANCE SCHEDULE

Work Plan (Identify activities and completion dates)

<u>List Activity</u>	<u>Completion Date</u>
1. Hire Contractor	April 2008
2. Finalize Construction details	April 2008
3. Obtain Permits	June 2008
4. Begin Construction	July 2008

PERFORMANCE MEASUREMENTS

ACTIVITY <small>(What the program does to fulfill its mission)</small>	INDICATOR <small>(The direct products of program activities) Service #s</small>	OUTCOME <small>(Benefits that result from the program)</small>
Construction of ADA accessible ramp, deck, and door at the rear of CA House.	This permanent improvement will provide safe and equal access to the common areas of CA House for approximately 300 disabled tenants and guests over the life of the improvement.	Improved access for physically disabled residents, guests, and general public needing access from the MLC housing units to commons area in main building.

**CITY OF DAVIS
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

*CAPITAL PROJECT BUDGET SUMMARY**

Budget Category	Proposed Budget	Other Sources	Total
Project Development Wages and Salaries Fringe Benefits Materials Other Costs			
Land Acquisition			
Design Consulting Fees Materials Other Costs	\$2000		
Final Development Wages and Salaries Fringe Benefits Materials Soft Costs Carrying Costs Fees Permits Other Costs	\$2000		
Renovation / Construction Demolition (slabs, wall, window) Concrete (foundation & slabs) Rough Carpentry (framing) Finish Carpentry (door, trim, decking) Exterior cladding (stucco, wood repair) Interior finishes (sheetrock, interior trim) Painting	\$2,000 \$3,000 \$5,000 \$5,000 \$3,000 \$2,000 \$1,000		
Maintenance Grounds Other Maintenance			
TOTAL PROJECT BUDGET	\$25,000		

- **Please revise this form and annotate budget items as needed.**

APPENDIX A

Detailed Work Breakdown for CA House ADA project

Design/construction documents

Pursue City of Davis Building Permit

Site prep

Trenching & backfill

Demolition

Concrete:

1. Remove the existing concrete for new deck

Exterior:

1. Remove stucco for new door area
2. Remove stucco at fireplace for moving of the clean out for the fireplace – confirm with Custom Fireside

Rough & finish plumbing

Foundation

Confirm all foundations and footings with final engineered plans

Pour new stem wall and concrete deck:

1. Bring in gravel fill for new deck area – approximately 12” – field verify
2. Pour new concrete deck - 23'x15' + -
3. Pour new ADA ramp
4. PM to confirm all placements of the hand rail prior to pouring
5. Install roof runoff drainage pipes under new concrete deck area – field verify

Framing

Frame new door way from deck area into the existing great room

Exterior Door

Supply and install 1 new ADA-approved door and hardware

HVAC

Existing HVAC unit to remain

1. Move the existing condenser to new location
2. Move gutter to new location – tie into drainage

Exterior

Stucco:

Supply and install new 3-coat stucco system – existing texture is

1. Patch stucco at new door
2. Patch stucco around existing fireplace
3. Confirm flashing and drip screed details

Sheet rock

Supply and install new sheet rock

Blend new texture into existing

1. Patch sheetrock around the new door

Trim and doors

Door trim:

New paint grade MDF door trim at new door

Baseboard:

New paint grade MDF base board

1. Patch existing base board at new door area

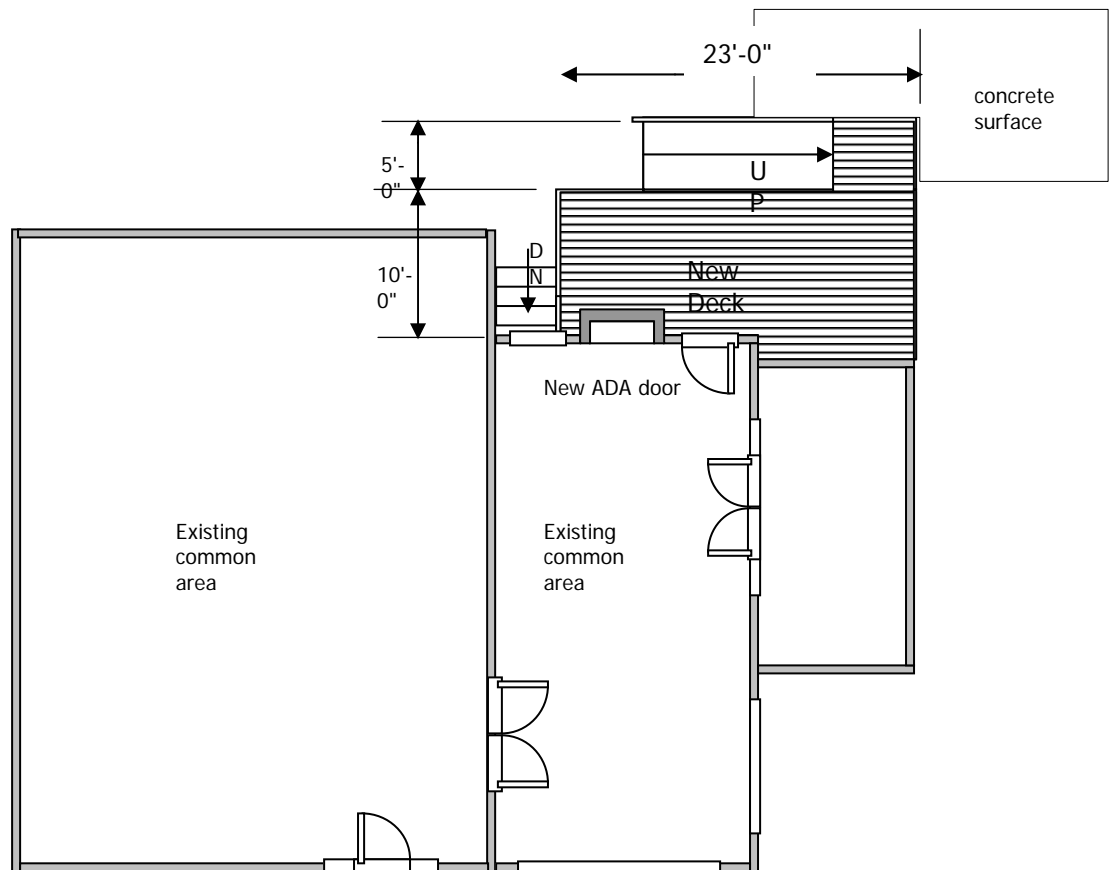
Painting

Areas for new paint:

1. Paint wall to nearest corner at new door
2. Trim and doors
 - a. Paint new door trim 1 color – semi gloss
 - b. Paint all new baseboard – see baseboard above for areas
 - c. Paint new door
3. Exterior
 - a. Paint body 1 color and trim 1 color at patched areas only
 - b. Blend paint into existing at areas that were patched
 - c. Paint handrail

Railing

Supply and install new railing at deck area and down the ramp area



433 Russell Blvd Front Entrance

APPENDIX B



CAHOUSE
CALAGGIE CHRISTIAN ASSOCIATION
433 RUSSELL BLVD. DAVIS, CA 95616

Tel : (530)753-2000 Fax: (530)753-0132
Email : cahouse@cahouse.org

BOARD MEMBERS

ACHIMORE, Alex
Davis, CA 95616
Class of 2010 (2)
United Methodist

ADAMS, Ted
Davis, CA 95616
Class of 2010 (1)
Protestant

BALLARD, Clay (Vice-Chair)
Davis, CA 95616
Class of 2009 (1)
United Methodist

BIGGS, Laura
Vista, CA 92081
Class of 2008 (1)
United Methodist (student)

BRADFUTE, Annamarie
Davis, CA 95616
Class of 2010 (1)
Unitarian Universalist

BURKE, Mary Jean
Davis, CA 95616
Class of 2009 (1)
United Methodist

CAMPBELL, Dave (Chair)
Davis, CA 95616
Class of 2008 (1)
Presbyterian

DILLNER, Ann
Davis, CA 95616
Class of 2008 (1) *extended leave*
United Methodist

DURAND, Curtiss
Davis, CA 95616
Class of 2010 (1)
Presbyterian

ERICKSON, Barbara
Davis, CA 95616
Class of 2008 (3)
Presbyterian

HERDT, Brennan
Davis, CA 95616
Class of 2008 (1)
Presbyterian (student)

JACKSON, Meredith
Davis, CA 95616
Class of 2010 (1) *extended leave*
United Church of Christ (student)

LACY, Laura (Treasurer)
Davis, CA 95616
Class of 2009 (2)
Presbyterian

MARCH, Ken
Woodland, CA 95695
Class of 2008 (1)
United Church of Christ

SMITH, Matthew
Sacramento, CA 95819
Class of 2010 (1)
United Methodist

SU, Crystal
Davis, CA 95616
Class of 2009 (1)
Protestant (student)

WILLIAMS, Brian
Davis, CA 95616
Class of 2010 (1)
United Methodist

EX-OFFICIO BOARD MEMBERS

JOSHI, Rev. Mantu
Pastor, Davis United Methodist Church
1620 Anderson Road
Davis, CA 95616
pastormantu@yahoo.com

TOBIN, Rev. Mary Lynn
Pastor, Davis Community Church
412 C Street
Davis, CA 95616
MaryLynn@dccpres.org

NON-BOARD COMMITTEE MEMBERS

BLAMPIED, Nigel
Davis, CA 95616
Presbyterian

JOHANSON, Julise
Davis, CA 95616
United Methodist

MARCUS, Joseph
Davis, CA 95616
Jewish

HALLER, Tom
Davis, CA 95616
Presbyterian

KAVANAGH, Marybeth
Davis, CA 95618
Presbyterian

STAFF

Rev. Kristin Stoneking
Campus Minister and Director
1007 Alice Street
Davis, CA 95616
kristin@cahouse.org
United Methodist

Rev. Gregory W. McGonigle
Associate Campus Minister
955 Cranbrook Court #339
Davis, CA 95616
associate@cahouse.org
Unitarian Universalist

Brett Kersten
Office Administrator
2550 Sycamore Lane #9c
Davis, CA 95616
cahouse@cahouse.org
Buddhist

Seminary Intern
No Intern for 2007-08

Emeka Nweze
Community Assistant
433 Russell Blvd.
Davis, CA 95616
ra@cahouse.org

APPENDIX C

2008 CA House Operating Budget

Income	Budgeted 2008
Church/Denominational Contributions	\$84,100.00
Grants/Endowment	\$4,100.00
Fundraising	\$64,000.00
Facilities Income	\$27,750.00
Other	\$400.00
TOTAL INCOME	\$180,350.00

Expenses	Budgeted 2008
Personnel	\$158,454.00
<i>Clergy</i>	\$122,786.00
<i>Administrative Support/Other</i>	\$35,668.00
Operating Expenses	\$24,530.00
<i>Office/Services</i>	\$8,260.00
<i>Facility/Property</i>	\$16,270.00
CA House Programs	\$6,300.00
Fundraising	\$2,800.00
TOTAL EXPENSES	\$192,084.00