



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



11

March 20, 1990

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Women's Civic Improvement Club Alley Improvements
Funding Assistance

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the grant funding.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



March 27, 1990

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

Subject: Women's Civic Improvement Club
Alley Improvements Funding Assistance

SUMMARY

This staff report recommends that Oak Park Tax Increment funds in an amount of \$38,950 be granted to the Women's Civic Improvement Club to fund the alley improvements required by the City of Sacramento as part of the Netta Sparks Senior Activity Center. The grant of tax increment funds is contingent upon the completion of the Netta Sparks Senior Center.

BACKGROUND

The Women's Civic Improvement Club of Sacramento (WCIC), a non-profit community based organization, is located in the Oak Park Redevelopment Project Area (see Site Map, Attachment 1). WCIC administers a variety of social programs for the Oak Park community including a senior citizen meal program and related activities. Recognizing the needs of seniors in Oak Park, WCIC has made a commitment to add a 5,550 square foot addition to their current facility to be known as the Netta Sparks Senior Activity Center.

In April of 1986 WCIC was granted \$290,000 in Senior Bond Act funds from the State Department of Aging to construct the Netta Sparks Center. Attached for your information is the Prospectus for Development of the Netta Sparks Center and Adjacent WCIC Properties, Exhibit 1. The recommendations included in this report concern only the portion of these development activities directly related to the construction of the Netta Sparks Center.

In order to complete the Netta Sparks Center, additional funds are necessary to pave the alley directly behind the existing facility; complete new on-site parking lots; construct driveways, handicapped ramps, and sidewalk replacements in the public right of way; and install additional street lighting and irrigation systems for the parking lots. Additionally, the existing WCIC building must be brought up to code by improving the fire sprinkler systems and making the bathrooms handicapped accessible.

(1)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
March 27, 1990
Page 2

The total project cost to construct the center and complete requirements listed above is estimated at \$666,612.

Following is a summary of project costs and the funds available:

NETTA SPARKS SENIOR ACTIVITY CENTER PROJECT COST ESTIMATES/SOURCES

PROJECT COST

I.	Architectural, Engineering and related costs	\$ 40,000
II.	Construction of addition, parking area on Lot 11, and sprinkler system for existing building	\$ 435,000
III.	Alley improvements	\$ 38,950
IV.	City requirements - driveways, streetlights, handicapped ramps permit fees, sewer, etc.	\$ 72,662
V.	Rehab existing building as required to meet Building Code	\$ 80,000
	TOTAL	\$ 666,612

SOURCE OF FUNDS

I.	Department of Aging Grant	\$ 290,000
II.	SHRA Grant	\$ 38,950
III.	WCIC	\$ 10,000
IV.	City Funding for Sewer	\$ 41,000
V.	Total Funding	<u>\$ 379,950</u>
	Additional Funding Required	\$ 286,662

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
March 27, 1990
Page 3

WCIC has requested a loan from the Agency for costs not covered by the State Agency on Aging and their own \$10,000 equity contribution. Staff analysis of WCIC's financial statements indicate that WCIC does not have the ability to service the debt on a loan to match the project funding shortfall. Staff's alternative is to recommend the award of a grant for alley improvements in the public-right-of-way contingent upon WCIC's ability to either secure total funding for the project from another source or scale back the project to match the funds currently available. On September 6, 1989, the PAC voted to grant WCIC funds not to exceed \$77,695 for the alley improvements. At the general meeting of the PAC on March 7, 1990, the PAC was informed that the alley improvement cost of \$38,950 was within the limits of its recommendation.

WCIC, in consultation with Ray Sebastian of the Certified Development Corporation, has proposed that the Agency grant to WCIC \$100,000 in addition to the grant for alley improvements. Staff analysis concludes that, beyond nonconformance with Agency guidelines for non-profits, an additional grant of \$100,000 is insufficient for full funding of the project as proposed. Our records show that full funding of the project requires an additional \$286,662.

Total cost for the alley improvements estimated at \$38,950 are summarized in Exhibit 2. The alley improvements represent an off-site improvement directly related to the Netta Sparks Community Center. The City of Sacramento is committed to providing sewer improvements in the alley costing about \$41,000. Adding these costs together, the public contribution to this project will total approximately \$79,950. The alley improvements will not be constructed until after the completion of the Netta Sparks Senior Center.

If the recommendation is approved WCIC will administer the grant to complete the alley improvements. The City Public Works Department will monitor the project to assure compliance with City codes. All invoices and change orders will be approved by the City to ensure the project is within budget.

The remaining activities requiring funding include: 1) parking lot and related on site improvements such as sidewalk repair, driveways, and handicapped ramp construction, and street lighting installation, and 2) rehabilitation of the existing WCIC building as required to meet the Building Code.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
March 27, 1990
Page 4

FINANCIAL DATA

Oak Park Redevelopment Project Area 7 tax increment funds will be used to fund a grant of \$38,950 for the Women's Civic Improvement Club Alley Improvements Project. Funds are available from Oak Park Developers Assistance Fund. This action will not affect any existing Development Assistance Projects but will reduce the amount available for future projects.

ENVIRONMENTAL REVIEW

CEQA: The alley improvements funded by this action are exempt from environmental review per Section 15301 class 1(c).

NEPA: Not applicable, no federal funding involved.

POLICY IMPLICATIONS

A grant to perform alley improvements is recommended in order to retain funding in the amount of \$290,000 from Department of Aging for a senior center. The public benefit resulting from this use of tax increment funds is the Agency's leveraging of \$290,000 in State funds as a means to increase services to senior citizens in Oak Park.

MBE/WBE Efforts

The grant will enable the Women's Civic Improvement Club of Sacramento to seek their own contractor for the alley improvements. WCIC will be strongly encouraged to utilize a MBE/WBE contractor.

VOTE AND RECOMMENDATION OF THE OAK PARK PROJECT AREA COMMITTEE (PAC)

The Oak Park Project Area Committee (PAC) has been apprised of the WCIC request and subsequent negotiations throughout the process. The PAC has made two recommendations regarding the WCIC request. On August 2, 1989 the PAC recommended that staff investigate WCIC's ability to qualify for a loan from the Agency not to exceed \$239,000. Financial analysis of the loan request indicated that WCIC could not support a loan of that amount. On September 6, 1989 the PAC voted to grant WCIC up to \$77,695 for alley improvements. Since that time, staff has met with the City Public Works Department staff and identified specific alley improvement costs of \$38,950. On March 7, 1990, the PAC was informed of the alley improvement costs and concurred.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
March 27, 1990
Page 5

VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of March 19, 1990, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES:

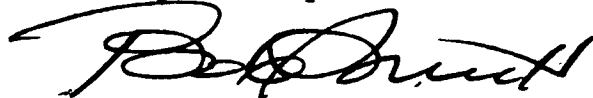
NOES:

ABSENT:

RECOMMENDATION

Staff recommends adoption of the attached resolution authorizing a grant of \$38,950 to the Women's Civic Improvement Club of Sacramento for the construction of alley improvements contingent upon WCIC's ability to complete the Netta Sparks Senior Center Development Project.

Respectfully submitted



ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL

WALTER J. SLIPE
City Manager

Contact Person: Anne Moore, Assistant Director, Community
Development, 440-1315

0253Q

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

GRANT TO WOMEN'S CIVIC IMPROVEMENT CLUB
FOR ALLEY IMPROVEMENTS

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Executive Director is hereby authorized to execute an agreement, in a form approved by Agency Counsel, with the Women's Civic Improvement Club for a grant of no more than \$38,950 for the purpose of performing public alley improvements as related to the Netta Sparks Senior Center.

Section 2: The grant of such funds is contingent upon the ability of the Women's Civic Improvement Club of Sacramento to complete Phase I of the Netta Sparks Senior Center.

Section 3: The grant of such funds shall benefit the Oak Park Redevelopment Plan by assisting with the development of a Senior Citizen Center.

Section 4: The Executive Director is hereby authorized to amend the Agency 1989 Budget to transfer \$38,950 from Oak Park Developer Assistance Program (B00730) to Women's Civic Improvement Center Alley Improvements Project (new cost center).

CHAIR

ATTEST:

SECRETARY

1100WPP(613)

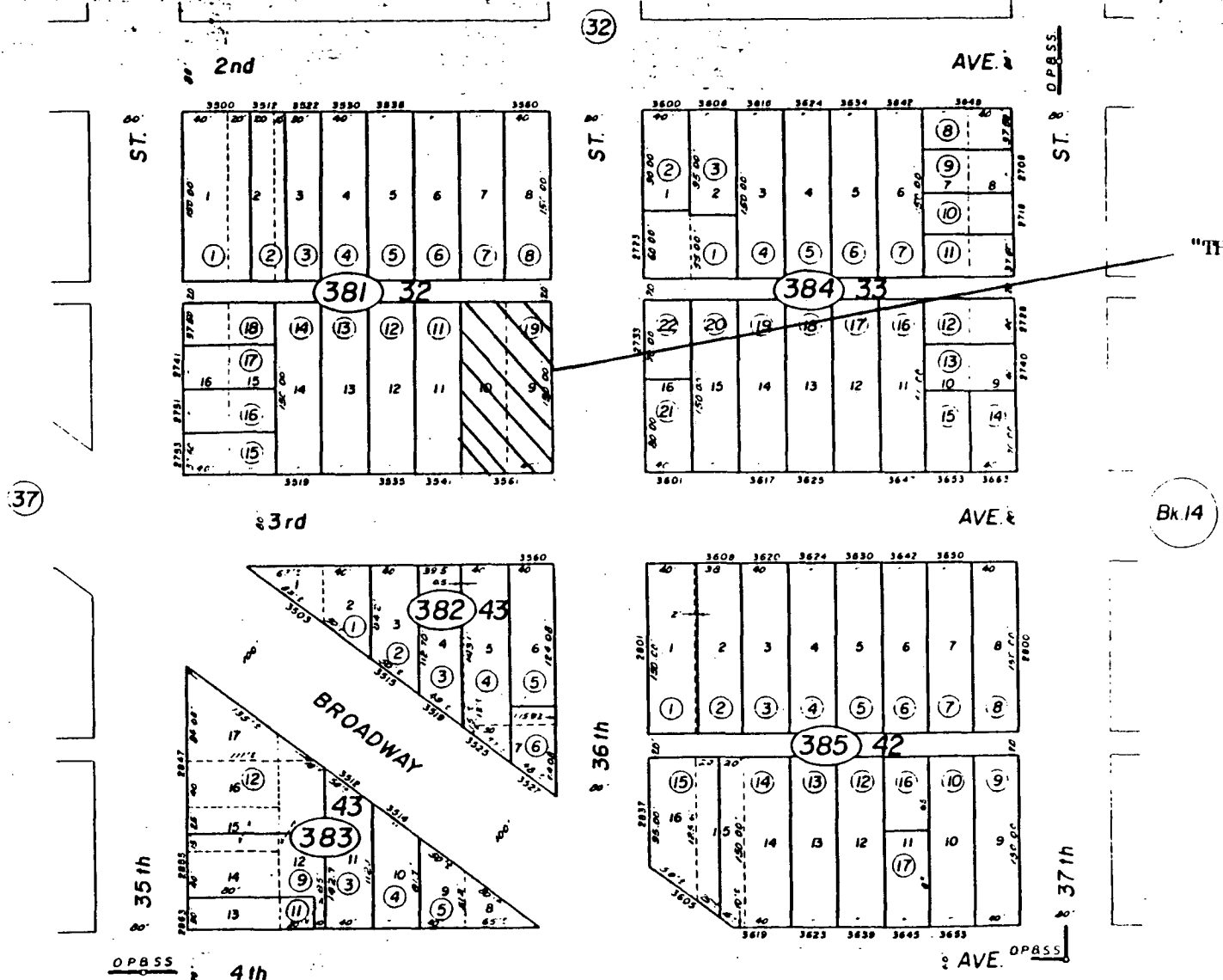
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

POR. OAK PARK & SOUTH SACRAMENTO

Tax Area Code



"THE SITE"

Bk. 14

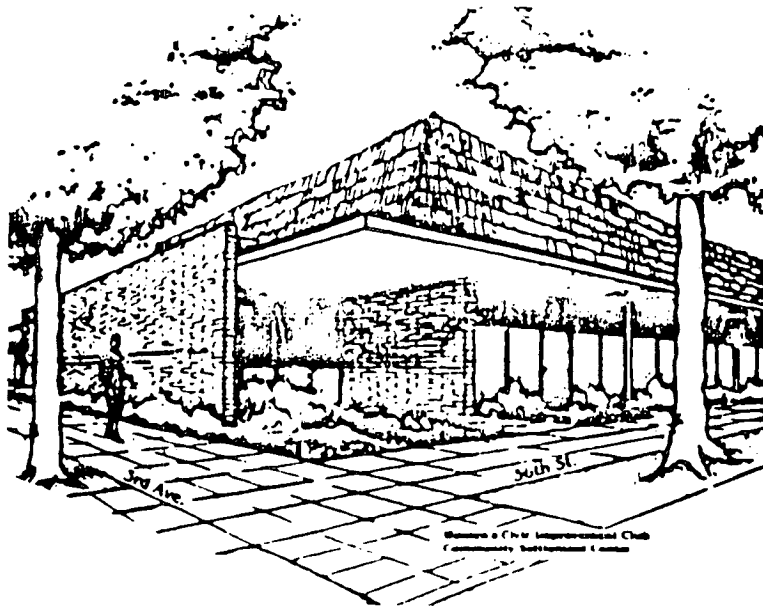
Bk. 13

CITY OF SACRAMENT
Assessor's Map Bk. 10-F
County of Sacramento,

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Attachment 1
SITE MAP

PROUD OF THE PAST, BUILDING THE FUTURE... TODAY



A Prospectus for Development of Properties

Owned by the Women's Civic Improvement Club of Sacramento, Inc.

Women's Civic Improvement Club
Community Center
3555 Third Avenue
Sacramento, CA 95817
(916) 457-8661
April, 1989

WE'RE FOR CIVIC IMPROVEMENT AND COMMUNITY!!!

Introduction

From its inception, the Women's Civic Improvement Club of Sacramento has been committed to the social, cultural and economic development of Black women, the African-American community as a whole and other historically disenfranchised people. For over fifty years, this commitment has been expressed through the Club's activities, programs and services. Many are designed to meet the immediate needs of our community in an environment which fosters the personal growth of individual Club members, employees and participants of WCIC-sponsored programs and services. Since 1981, the Club, through the Community Center it sponsors, has rebounded from the internal problems of the 1970s and developed a broad array of human services which literally touch hundreds of people a day.

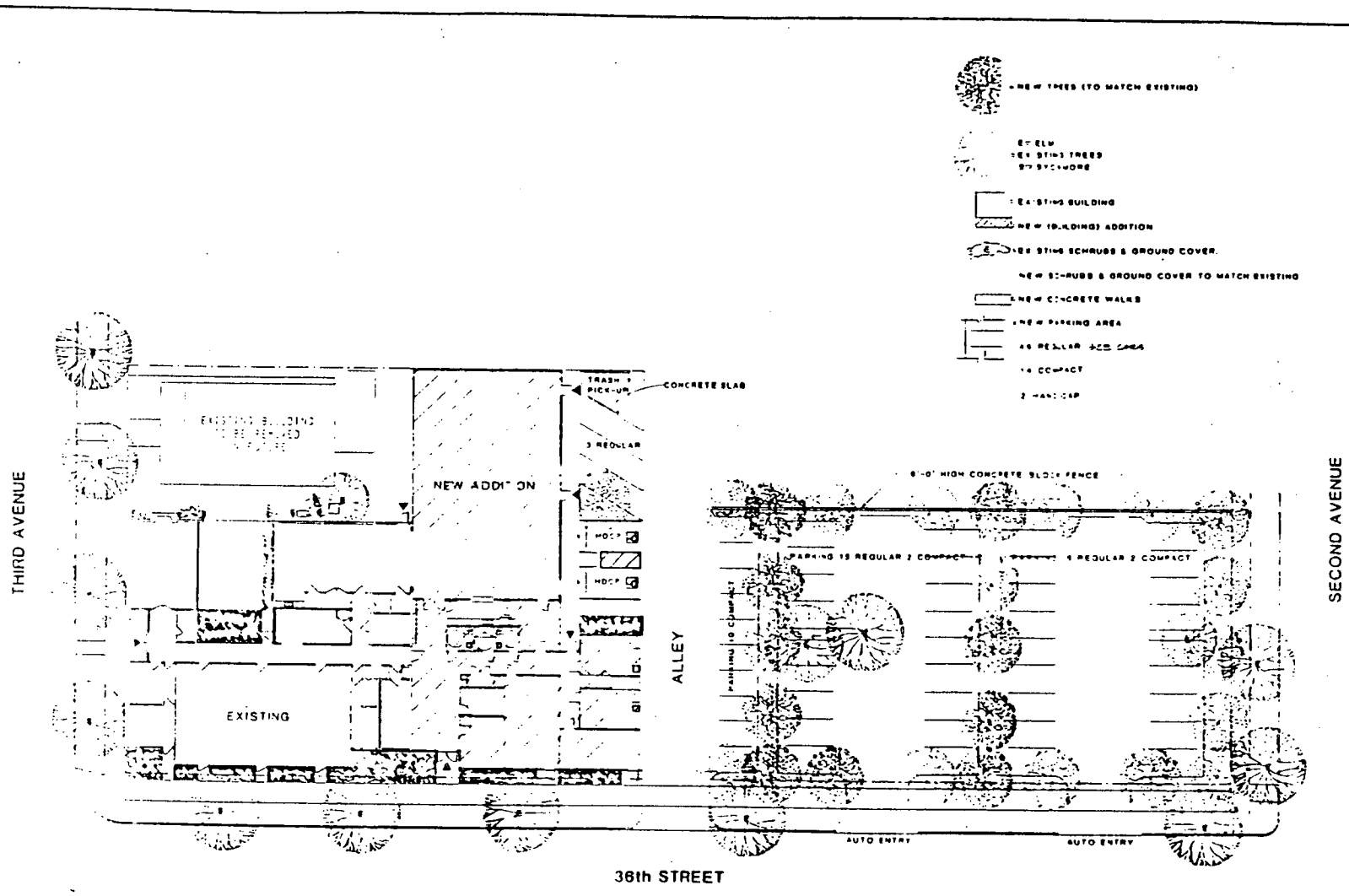
Always desirous of meeting emergent community needs and diversifying its system of service delivery, responding to the needs of Seniors has become a priority. After all, U.S. society is an aging society. The insecurity of life pervasive in the Black community does not discriminate on the basis of age. As they approach their "golden years," many of our elderly live in fear that what should be the golden age of life will be tarnished by ill health, a fixed income that does not meet basic needs and social isolation resulting from immobility.

As with any new initiative, completion of one objective may require numerous intermediate steps that lead to more ambitious goals. So it has been with the evolution of the project described below. The effort to provide services to Seniors in the "sunset of life" is poetically leading to a new "dawn of life" for Sacramento's African-American community. The Netta Sparks Senior Activity Center was the impetus for reacquisition of WCIC-owned properties and is the catalyst for development of the block.

The Netta Sparks Senior Activity Center: A Major New Initiative of the Women's Civic Improvement Club of Sacramento, Inc.

Reflecting the vision, concern and dynamism that are the hallmarks of the Club, the WCIC Board of Directors and Community Center management have embarked upon a major expansion of services to low-income and minority Seniors in the Oak Park and South Sacramento areas.

Recognizing the need for a Senior Activity Center in the Oak Park area, the Oak Park Project Area Committee (PAC) originally envisioned construction of a facility to serve Seniors on the Oak Park Complex site almost twenty years ago. Due to changes in planning priorities, availability of funding and competition for use of the newly constructed facilities, the WCIC Community Center management sought and received support for a senior center to serve the elderly of Oak Park and the South Sacramento areas from the PAC, the City Parks and Community Services Department and the County Health Department. The WCIC Board of Directors adopted a resolution in July, 1985 approving an application for funding construction of a senior center using California Senior Bond Act of 1984 revenues. Designed to serve the Seniors of the Oak Park and other target areas for Seniors desirous



SCHEMATIC LANDSCAPING PLAN
AS SCALE

- NEW TREES (TO MATCH EXISTING)
- SHRUB
- EXISTING TREES
- BYCROWNE
- EXISTING BUILDING
- NEW (ADDITION) ADDITION
- EXISTING SHRUBS & GROUND COVER.
- NEW SHRUBS & GROUND COVER TO MATCH EXISTING
- NEW CONCRETE WALKS
- NEW PARKING AREA
- 15 REGULAR 2 COMPACT
- 16 COMPACT
- TRASH PICK-UP

NETTA SPARKS SENIOR CENTER	JAMES CHARLES DODD & ASSOCIATES ARCHITECTS & PLANNERS	SCHEMATIC LANDSCAPING PLAN	
PROJECT NO. 1000000000	DATE 12-1-87	SCALE AS SHOWN	DRAWN BY [Signature]

of the multi-cultural setting of WCIC, the project has been underway for over two years. Initially, the proposed project illustrated WCIC's continuing commitment to the Oak Park community, with the Senior Activity Center serving as an investment in a community on the rebound.

History

Named the Netta Sparks Senior Activity Center in honor of the oldest living founder of the Women's Civic Improvement Club, the application was presented to the Sacramento County Commission on Aging on August 5, 1985. WCIC requested \$527,275 to renovate bathrooms, add a handicapped access ramp to the existing building and construct a 6000 square foot wing to the north end of the current building to accommodate 100 seniors. After public hearings and review of other applications for funding, WCIC was awarded \$290,000 to build a smaller, 5000 square foot Senior Activity Center in three phases.

A revised application and budget (reflecting a smaller size facility) was submitted to the California Department of Aging (CDA)--the State agency responsible for administration of Bond Act funds--by the Area 4 Agency on Aging (A4AA) in March, 1986. A contract was signed by WCIC and the CDA in April, 1986 allowing WCIC two years to begin construction on the first phase of the Netta Sparks Senior Center. WCIC was granted a one year extension in June, 1988 to begin construction after encountering significant infrastructure problems related to the alley improvements and City financing required.

Facility Use and Anticipated Programs

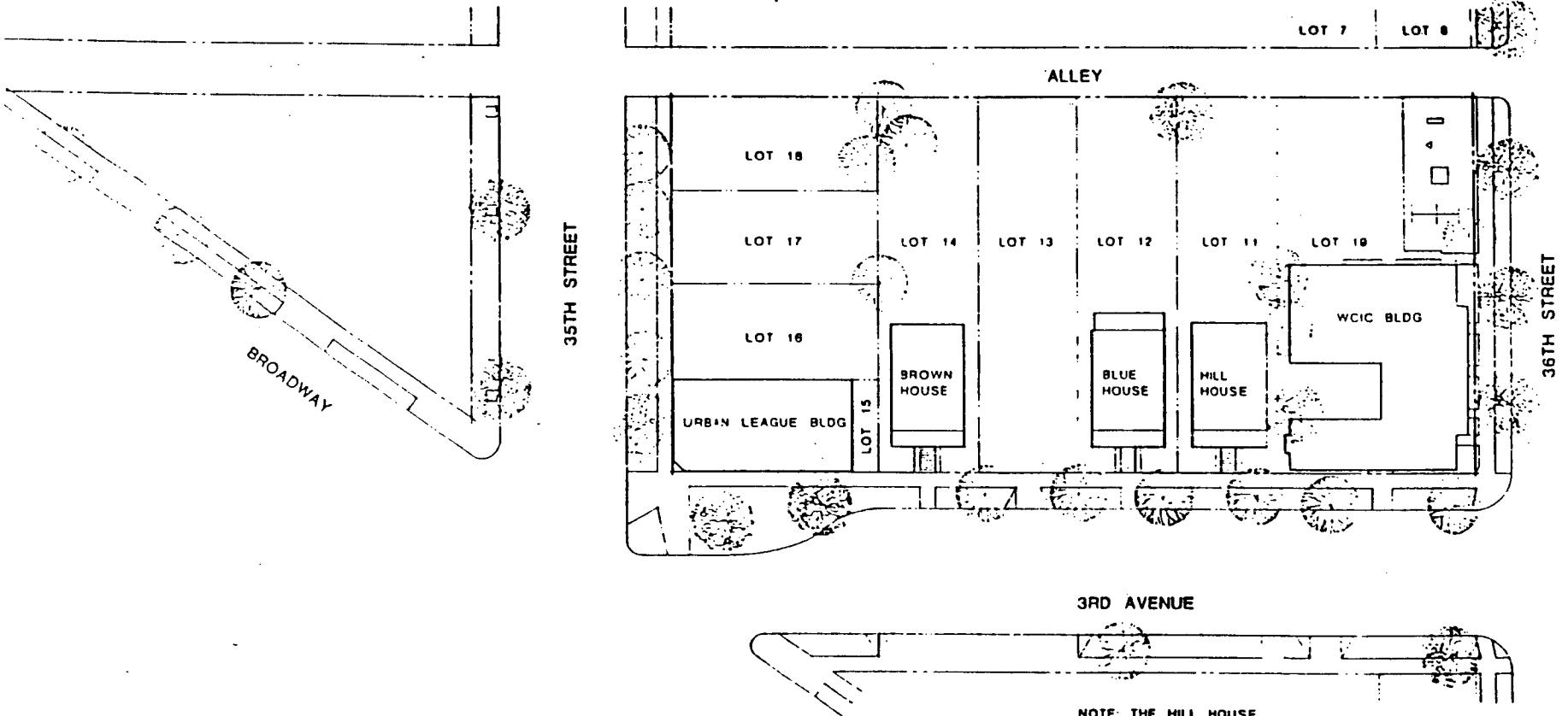
Consistent with the WCIC management's recognition that health is the total mental, physical, social and emotional well-being of an individual (and not just the absence of disease), the Senior Activity Center will be used for dining, educational and social/recreational activities; crafts; counseling; periodic health screenings; and storage space. Senior Activity Centers have become essential components in the delivery of human services and opportunities for the elderly community to interact with their peers, socialize and spend their "golden years" in pursuit of worthwhile activities, such as hobbies and handicrafts.

Currently, WCIC serves as a congregate meal site and administers a Senior Nutrition program, funded jointly by the Area 4 Agency on Aging (A4AA) and the United Way. WCIC is contractually obligated to serve 68 Seniors per day. The Senior Nutrition program has already given Center management insight into the service needs of (predominantly minority) Seniors, our own capacity to manage programs with existing staff and the funding levels necessary to deliver services. However, the current space does not allow for the activities that participants would like to have and the services WCIC would like to provide. With the construction of the Senior Activity Center, we will be able to provide the space to produce handicrafts (eg. quilts, ceramics, painting, etc.) for potential sale as a means for Seniors on fixed incomes to supplement their income. Thus, once the Senior Activity Center is constructed, WCIC anticipates being able to more adequately address the needs of Senior participants in the nutrition program and others wishing to take advantage of the Center's services.

Problem Areas

Phase 1

- A. Plan indicates existing conditions.
- B. Lots 7, 8, 11 and 19 were owned by WCIC prior to February 1, 1989.
- C. Lots 12, 13, 15, 16, 17 and 18 were the subject of the property acquisition concluded on February 1. Title was recorded on February 2, 1989.



PHASE 1 PLAN
SCALE: 1" = 25'-0"

NOTE: THE MILL HOUSE, BLUE HOUSE, BROWN HOUSE AND THE URBAN LEAGUE BUILDING ARE HISTORICALLY MENTIONED BUILDINGS

<p>DATE: 11/11/89 DRAWN BY: J.S. CHECKED BY: J.S. APPROVED BY: J.S.</p>	
<p>JAMES S. CHAIRMAN DODD & ASSOCIATES ARCHITECTS & PLANNERS</p>	
<p>H.C.I.C. BLOCK DEVELOPMENT</p>	

The effort to begin construction on the Senior Activity Center has been a learning experience for the Community Center management. Numerous insights have been gained regarding development projects, experience which potentially can launch the organization. Since Oak Park is one of Sacramento's oldest neighborhoods, we have encountered enormously complex and expensive infrastructure problems and code requirements associated with the expenditure of public dollars.

Financing for the required renovation of the existing Community Center and off-site improvements necessary to meet code requirements is estimated to cost \$120,000. By far, the most costly of the necessary improvements are the off-site improvements (i.e. the alley, side walks, parking lots and infrastructure work.) WCIC has approached the City to finance all of the underground improvements required which run under the alley adjacent to the proposed building site. We have argued that the infrastructure improvements include replacement of the water lines, relocation of utility poles and storm drains. The City could use Capital Improvement funds and Tax Increment money to finance this aspect of the infrastructure improvements, especially with Oak Park's designation as a business enterprise zone and redevelopment target area.

However, the City contends there is not enough funding available, and as a developer, WCIC must bear much of these costs. The Sacramento Housing and Redevelopment Agency (SHRA) is prepared to lend WCIC \$80,000 to finance the required improvements but the WCIC Board and Community Center management have serious reservations about servicing debt on an \$80,000 loan to improve an alley that cannot yield any financial return.

Additional unanticipated expenses include a code requirement mandating the installation of a fire sprinkler system to the existing structure before or during construction of the Senior Center.

From Senior Activity Center to Development of the Block

However, it was a Planning Commission requirement making necessary the demolition or relocation of a WCIC-owned structure next door to the Community Center that prompted WCIC to seriously pursue acquisition of six properties on the block. To preserve and rehabilitate the structure, which is currently used to house one of our programs, WCIC sought to purchase one of the vacant lots on the block. Unwilling to sell their lots singly, WCIC began negotiating with the sellers and identifying financing for a property acquisition consisting of six sites, including two commercial structures: the building which houses the offices of the Sacramento Urban League and the structure that houses Sacramento Framing and Graphics.

The effort to purchase the property was difficult. Rebuffed by the Sacramento Housing and Redevelopment Agency (SHRA), private financing was sought. Numerous difficulties were encountered in this effort. After all, what privately owned mortgage company would readily extend a loan to a Black, female-owned, non-profit, charitable, service organization seeking to purchase property in Oak Park? Thus, a comprehensive plan for the development of the block had to be developed with the Senior Activity Center serving as the catalyst.

As a result, WCIC has developed an ambitious but realistic plan to develop the block in a manner that will meet the long-term needs of Black owned, operated and managed agencies serving Sacramento's African-American community while simultaneously contributing to the dynamic redevelopment efforts

underway in the Oak Park neighborhood. If we are successful, WCIC and the broader Black community will be able to capitalize on the tremendous growth anticipated by local government planners, developers and other entrepreneurs in Sacramento.

Phased Development

To accommodate the vagaries of financing what is an estimated \$2.5 million development, the development of the block will proceed in roughly five phases, with completion of financing dependent on financing.

Phase One

In the first phase, WCIC would acquire the six properties on the block.

This first phase has been accomplished. To meet one of the conditions of the mortgage company that ultimately financed the acquisition, WCIC also received the building permit for the Senior Activity Center in December, 1988. Title was officially recorded February 2, 1989 and efforts are underway to negotiate long term leases with the current tenants.

Phase Two

In the second phase, WCIC would proceed with the infrastructure improvements required as a precondition to ground breaking for the Senior Activity Center's first phase, issuance of a Request for Bids to construct the Senior Activity Center, complete WCIC Community Center renovations and begin construction. The final engineering in compliance with the City's specifications is currently being conducted. Negotiations are continuing regarding financing of the infrastructure improvements. The total estimated cost of all improvements and new construction is approximately \$335,000 of which \$290,000 is grant money from Senior Center Bond Act revenues.

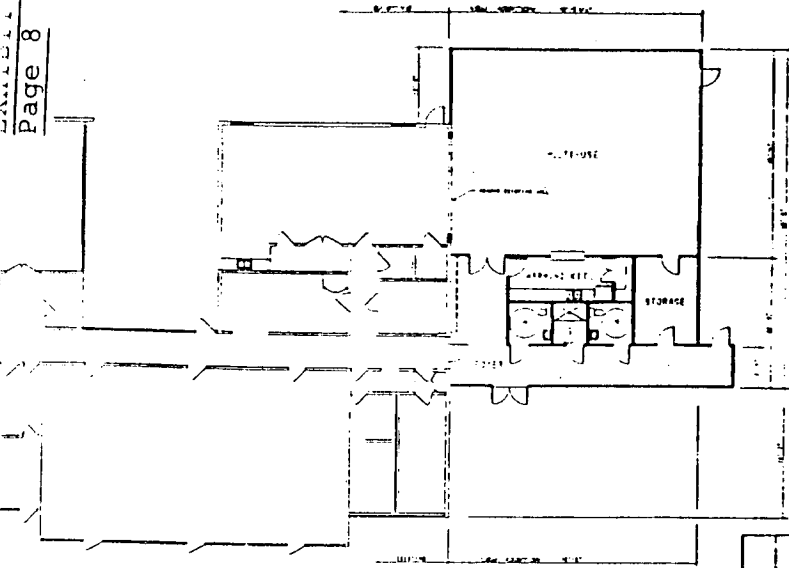
To make up the difference, WCIC is soliciting private foundation grants and contributions from individuals.

Phase Three

In the third phase, of the block development plan, the second phase of the Senior Activity Center will be constructed at a cost of approximately \$101,000 and renovation of the Sacramento Urban League will be undertaken. These renovations include installation of a alarm and fire sprinkler systems and renovation of the lavatories at an estimated cost of \$75,000.

Phase Four

During the fourth phase, the Hill House and Sacramento Framing and Graphics house will be relocated to the vacant lots along 35th Street, next to the Sacramento Urban League building. Extensive renovation is planned, including lowering the foundations in order to make the cellars usable floor space and thus doubling the square footage of the structures. The estimated cost of these renovations is \$50,000 for each structure.



Phase 2

- A. Alley improvements from 3rd Avenue to the Hill House property line, infrastructure (utilities and easements) and a/c paving. Estimated cost is \$60,000.
- B. Netta Sparks Senior Center Phase 1 addition (approx. 2,460 s.f.) with three parking areas for 52 cars. Estimated cost is \$305,000.
- C. Fire sprinkler system in existing building and new addition and additional restroom square footage to accommodate handicap restroom per code requirements. Estimated cost is \$30,000.

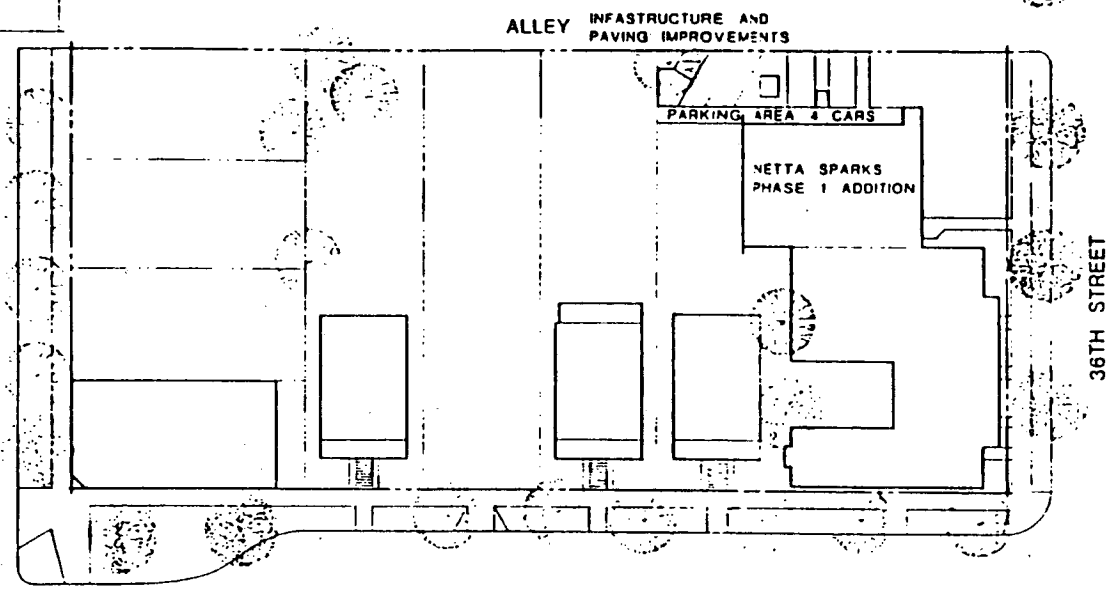
NETTA SPARKS SENIOR CENTER

PHASE 1 FLOOR PLAN & ELEVATIONS

JAMES CHARLES DODD & ASSOCIATES ARCHITECTS & PLANNERS

35TH STREET

BROADWAY



36TH STREET

3RD AVENUE

PARKING AREA 12 CARS

PHASE 2 PLAN

SCALE: 1" = 20'-0"

JAMES CHARLES DODD & ASSOCIATES ARCHITECTS & PLANNERS

W.C.I.C. BLOCK DEVELOPMENT

The final, third phase of the Senior Activity Center will also be constructed at a cost of \$158,000.

Phase Five

In the final and most ambitious phase of the project, a new, two story commercial building with a minimum of 10,000 square feet will be constructed at a total cost of \$1.275 million. The commercial structure would provide space to accommodate the needs of other human service agencies currently leasing space from private landlords as well as civic, fraternal, cultural and advocacy organizations.

We would also like to expand the Sacramento Urban League building to provide additional office and meeting room space at a cost of approximately \$200,000; purchase and renovate the remaining privately owned property on Third Avenue; and provide additional parking at an estimated cost of \$105,000.

Thus, the cumulative total cost for the development of the block is \$2.5 million.

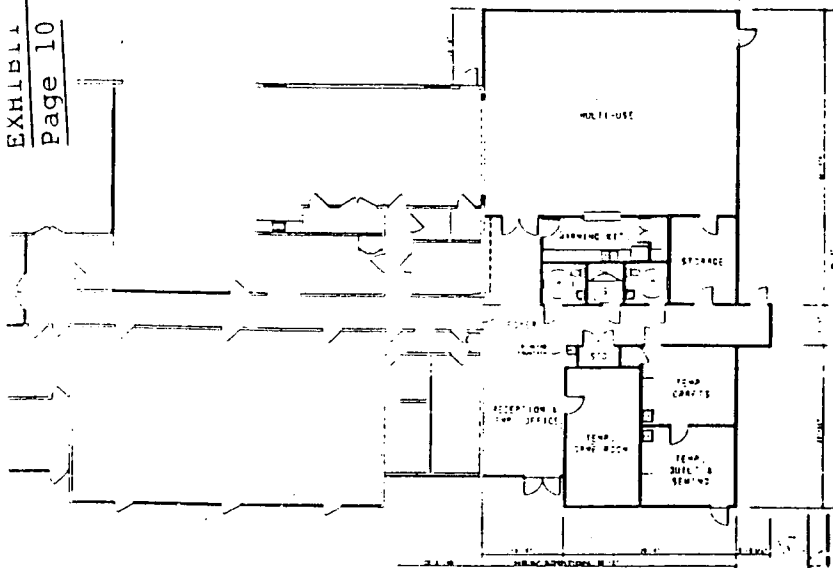
WCIC's existing complement of programs and services [the Senior Nutrition Program; the Low-Income Nutrition Program; the Energy Crisis Intervention Program (ECIP); Weatherization; Health Education (Project Choice and Project Survival); and Playmate] are currently housed at six sites. WCIC pays approximately \$3,700.00 per month in rent, of which a mere \$195.00 is paid to ourselves in the form of rent charged to the ECIP which occupies the Hill House. When feasible, WCIC will begin to transfer office sites to ensure that rents charged to programs and services are applied to repayment of the loans on properties being purchased and that facilities are fully occupied.

By completion of the project's fifth phase, those commercial properties renovated or constructed by the Club and not used to house Center activities will be marketed to provide a number of for-profit enterprises and non-profit uses. Among these uses is the housing of human service agencies and community-based, civic, advocacy, cultural and fraternal organizations serving the Oak Park and broader Sacramento community as well as small, profit-making service-oriented proprietorships. We are hoping to negotiate long term leases with the Sacramento Urban League and the Sacramento Framing and Graphics shop.

Proposed Project Schedule

Obviously, the development of the block is a multi-year project. However, steady progress is being made toward meeting the requirements of Phase Two. Construction of the Senior Activity Center is the main priority of the Club and Community Center management followed by early repayment (i.e. within five years) of the mortgage on the recently acquired properties.

Based on the information available, including conversations with City staff, we are projecting the following schedule for completion of the first phase of the Senior Activity Center. This schedule is based on two assumptions: 1.) that the construction of the Senior Activity Center can proceed simultaneously with the alley improvements and 2.) WCIC can identify the financing for the off-site improvements. We are planning to meet the schedule below:

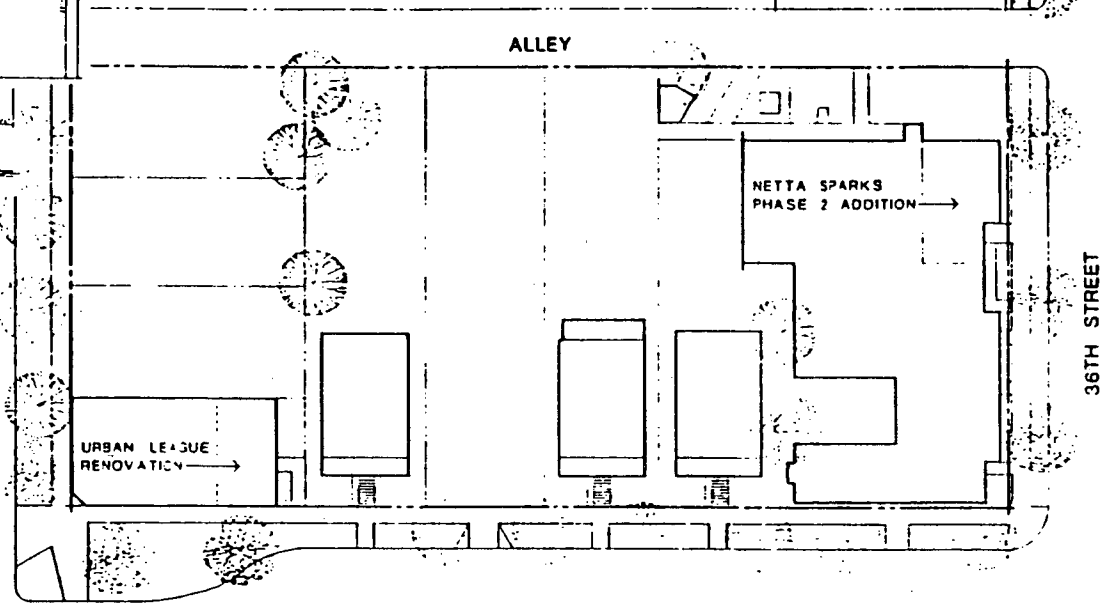


PHASE 2 FLOOR PLAN

4	NETTA SPARKS SENIOR CENTER	
	PHASE 2 FLOOR PLAN & ELEVATIONS	<p>JAMES CHARLES DODD & ASSOCIATES ARCHITECTS & PLANNERS</p>
	PHASE 3 ROOF PLAN	

Phase 3

- A. Renovate Urban League building to provide secured and alarmed conference room, handicap restroom and fire sprinkler system. Estimated cost is \$70,000.
- B. Netta Sparks Phase 2 addition (approx. 1,105 s.f.). Estimated cost is \$101,000.



PHASE 3 PLAN
SCALE: 1" = 20'-0"



(17)

<p>JAMES CHARLES DODD & ASSOCIATES ARCHITECTS & PLANNERS</p>									
<p>W.C.I.C. BLOCK DEVELOPMENT</p>									

1. April, 1989--design Request for Bids and complete a compliance review of applicable State requirements.
2. May, 1989--issue Request for Bids to contractors.
3. June, 1989--review bids and select contractor(s) and obtain applicable permits for fire sprinkler system retrofit of existing building.
4. July, 1989--conduct ground breaking celebration and begin construction.
5. July/August, 1989--complete construction (Phase 1).
6. August/September, 1989--dedication ceremony.

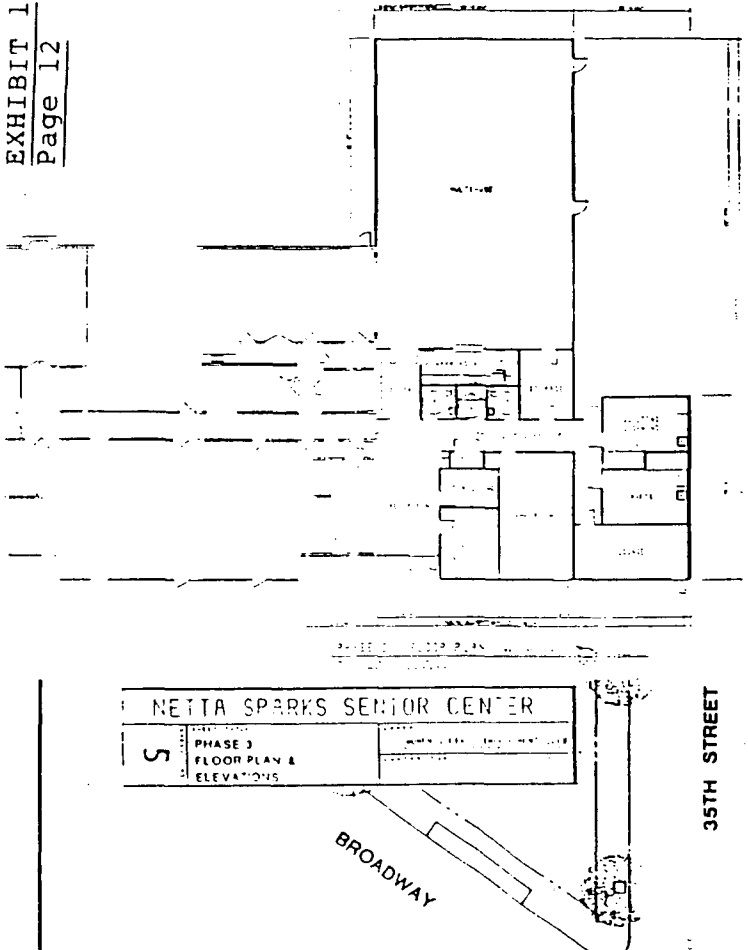
The proposed project reflects WCIC's longstanding commitment to the Oak Park and broader Sacramento community. Although the total cost of the project is approximately \$2.5 million, we believe it is a modest investment in the neighborhood and a community-based organization with a demonstrated record of service to and advocacy on behalf of women, low-income and minority populations. It is our hope that the development will launch WCIC into a new era as a developer, employer and advocate of collaborative, coordinated efforts at human service delivery among African-American community based organizations.

Financing

To date, WCIC has been able to finance the property acquisition and fees associated with the construction of the Senior Activity Center on its own resources, fund raising capabilities and generous contributions from supportive benefactors. To complete the total development project by the turn of the century will require the type of determination, commitment and concerted effort the Founding Mothers of WCIC exhibited over fifty years ago. The Board of Directors is currently developing a number of financing options, including major donor appeals and fund raising drives. A more innovative financing effort under consideration by the Club includes launching a for profit, development subsidiary of the Club capable of issuing stock.

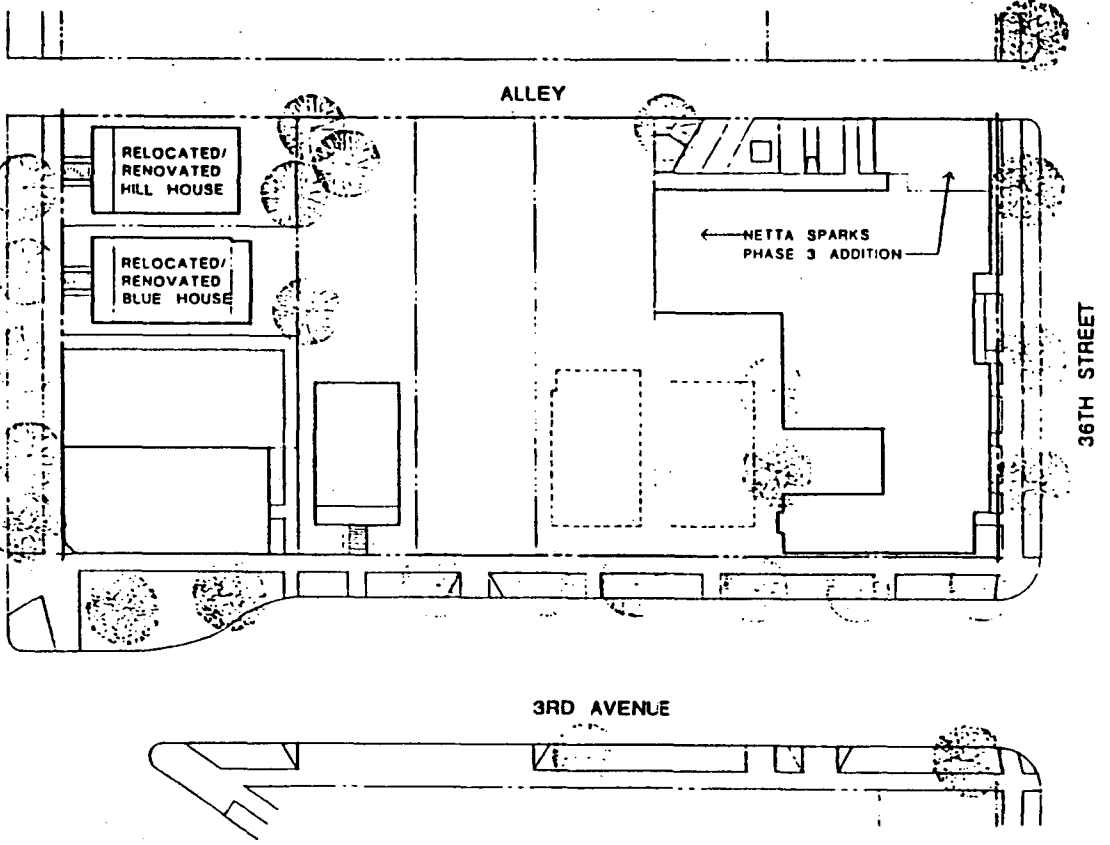
In the mean time, the Club and Community Center management are encouraging donations and contributions. A \$1,000 pledge program to the WCIC Building Fund will also be underway within the next few weeks, with the goal of raising \$35,000 each year, to be applied directly to the mortgage principle, over the next five years to pay off the note on the recently acquired properties. Once paid off, the Club and Community Center management will have maximum flexibility in the financing of those phases of the remaining development project and capitalize acquisition of other properties through-out Sacramento. With income producing real estate as a foundation, WCIC, its subsidiaries and other community based organizations and individuals can then provide greater financial security to Black owned, operated and managed human service agencies.

The Future



Phase 4

- A. Relocate Hill and Blue (Sacramento Framing and Graphics) houses. Estimated cost is \$30,000 each.
- B. Renovate Hill and Blue Houses. Estimated cost is from \$15,000 each for cosmetic work (patching, painting, etc.) to \$60,000+ each for major renovation (gut and remodel interior, handicap lifts, etc.).
- C. Netta Sparks Phase 3 addition (approx. 1,900 s.f.). Estimated cost is \$158,000.



PHASE 4 PLAN
SCALE: 1" = 20'-0"



JAMES CHARLES
DODD
& ASSOCIATES
ARCHITECTS & PLANNERS

W.C.I.C. BLOCK DEVELOPMENT

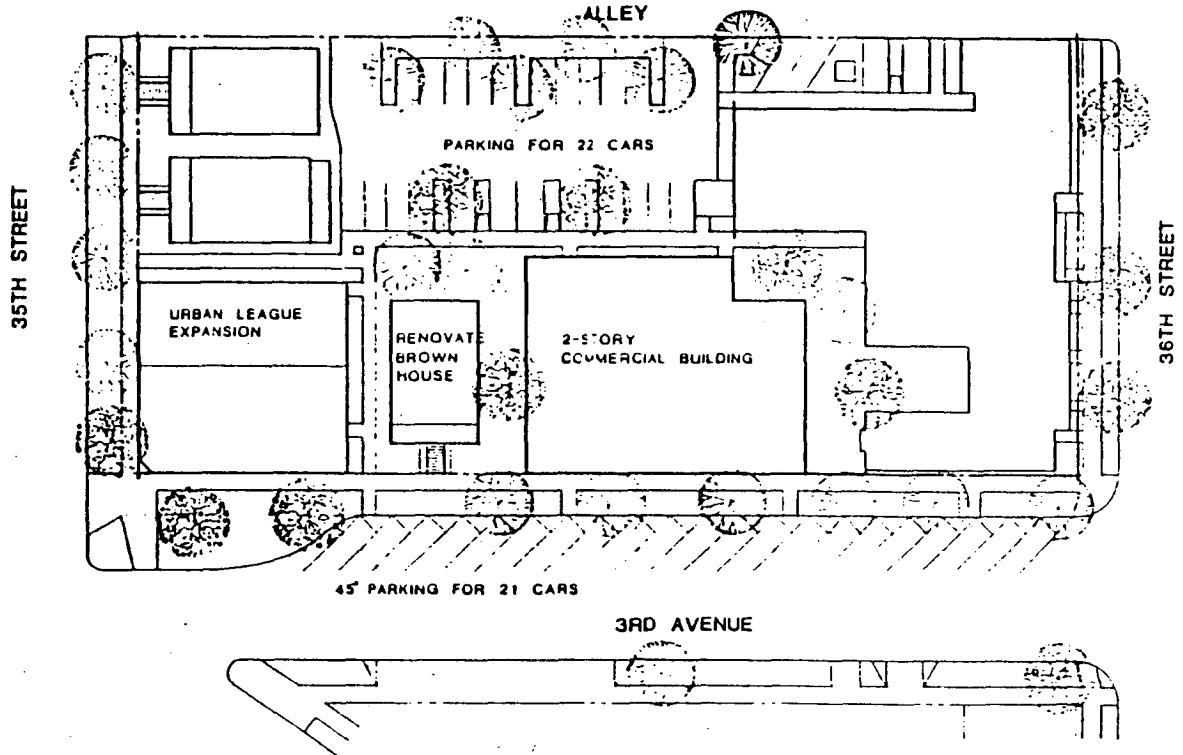
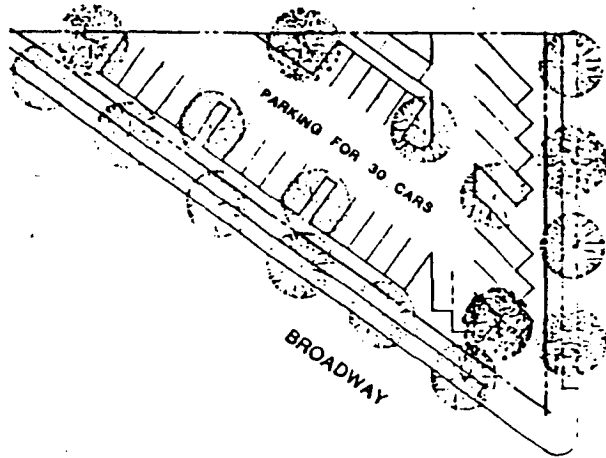
Imagine African-American Community Service satellite offices in Meadowview, North Highlands, Rancho Cordova, Del Paso Heights and Glen Elders/Elder Creek whose rents are subsidized by the income generated from mini-commercial shopping centers. Imagine affordable housing constructed and managed by a Black development company. Imagine a Senior housing complex in close proximity to the Netta Sparks Senior Activity Center. All of these and more are possible through the proper use and exploitation of the resource the property represents. Rapid development, leveraging the appreciated value and reinvestment in other neighborhoods will provide the benefits of stable funding of community and human service agencies such as WCIC.

Within each WCIC component is the nucleus of another enterprise, from child care to residential construction; from catering to property management; from bookkeeping and accounting services to payroll and data processing. Undoubtedly, this is true of other human service agencies. Development of the block represents an opportunity to take advantage of Sacramento's growth and development in a way that contributes to the African-American community as a whole.

Our vision is clear. We must live up to the legacy bequeathed to us by the founding Mothers over fifty years ago. That's why at the Women's Civic Improvement Club of Sacramento, WE'RE PROUD OF THE PAST AND BUILDING THE FUTURE...TODAY!!!

Phase 5


- A. Plan indicates full block build out with a campus feeling.
- B. New two story commercial building (approx. 10,000 s.f.). Estimated cost is \$1,275,000.
- C. Expand the Sacramento Urban League building (approx. 1,700 s.f.). Estimated cost is \$200,000.
- D. Purchase and renovate Brown House. Estimated cost is \$90,000.
- E. Parking behind new two story commercial building. Estimated cost is \$19,000.
- F. Parking at triangle bordered by Broadway, 35th Street and alley. Estimated cost is \$25,000.



PHASE 5 PLAN

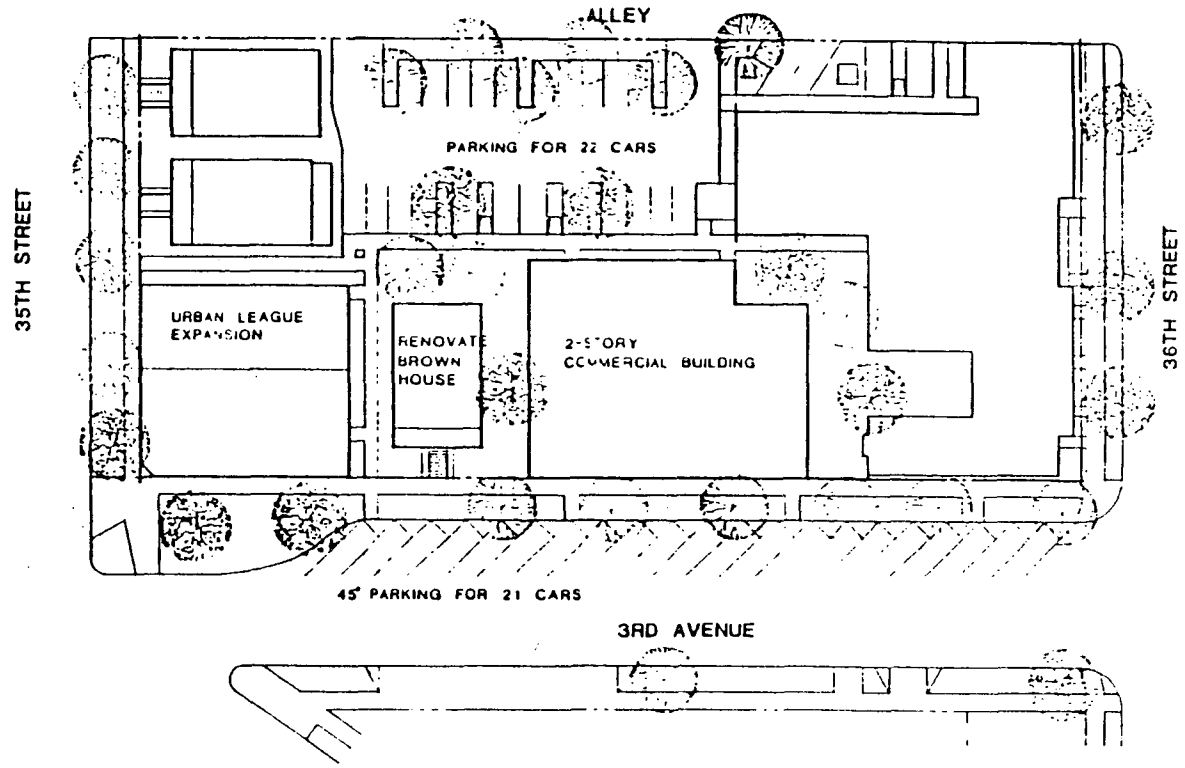
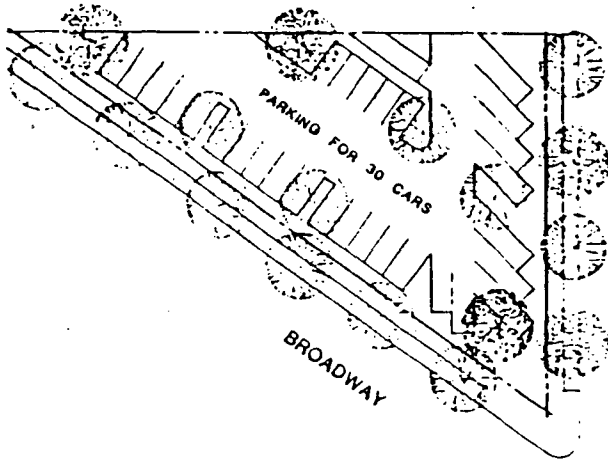
SCALE: 1" = 20'-0"



DATE	BY	CHECKED	DATE
			
JAMES CHARLES DODD & ASSOCIATES ARCHITECTS & PLANNERS			
M.C.C. BLOCK DEVELOPMENT			

Phase 5

- A. Plan indicates full block build out with a campus feeling.
- B. New two story commercial building (approx. 10,000 s.f.). Estimated cost is \$1,275,000.
- C. Expand the Sacramento Urban League building (approx. 1,700 s.f.). Estimated cost is \$200,000.
- D. Purchase and renovate Brown House. Estimated cost is \$90,000.
- E. Parking behind new two story commercial building. Estimated cost is \$19,000.
- F. Parking at triangle bordered by Broadway, 35th Street and alley. Estimated cost is \$25,000.



PHASE 5 PLAN

SCALE: 1" = 20'-0"



JAMES CHARLES DODD & ASSOCIATES ARCHITECTS & PLANNERS	
W.C.I.C. BLOCK DEVELOPMENT	
EXHIBIT 1	Page 15

EXHIBIT 2

WOMENS CIVIC IMPROVEMENT CLUB (WCIC) IMPROVEMENTS

Alley Improvements

Engineering cost	\$ 3,500
6 inches of concrete	8,400
3 inches AC over 7 inches of aggregate (includes 23% for engineering)	\$ 10,000
Drainage for Alley (2-S manholes @ \$1,200)	\$ 2,400
Gutter Drain #22 (2 @ \$450)	900
Storm Drain - 8 feet asbestos cemet pipe @ \$15.00 a unit	120
Reconstruct manhole to grade	250
4 inch of AC on 10 inches of aggregate base (two entrances to the alley)	<u>1,100</u>
Subtotal	\$ 26,670
Engineering Monitory (23%)	5,329
Contingency (30%)	<u>6,951</u>
Total	\$ 38,950

0278Q