



*City of Alexandria, Virginia*

301 King Street, Suite 2300

Alexandria, Virginia 22314

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6-24-03

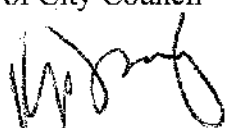


Kerry J. Donley  
Mayor

(703) 838-4500  
Fax (703) 838-6433

DATE: June 18, 2003

TO: The Honorable Members of City Council

FROM: Mayor Kerry J. Donley 

RE: Tenants' & Workers' Support Committee (TWSC)  
3308 Mt. Vernon Avenue

About a year ago we attended a community meeting in Arlandria sponsored by the Tenants' & Workers' Support Committee (TWSC), where this group and a number of citizens expressed their desire to have a community center in Arlandria which would address the needs of citizens in that area. Specifically, they requested that a portion of the former Datatel site be granted to them for such a building. At the conclusion of that meeting, I committed to initiate a dialogue, together with the City Manager, with the TWSC about their specific proposal, and to explore concerns about a community center and how it might be established in this part of the community.

During the past months the City Manager and I have held a number of meetings with various representatives of the TWSC to discuss their issues. We directly addressed the matter of the Datatel site, and after considerable discussion, we did not concur with the proposal of a community center at this site, since it would adversely affect the approved redevelopment plan for this area, which is the product of considerable work by neighborhood stakeholders. In the meantime, both the Planning Commission and the City Council have formally approved both the redevelopment plans for the Datatel site and the necessary amendments to the Master Plan.

TWSC then embarked on a search and evaluation of other sites in the immediate area where a center might be feasible. Some sites were rejected for the most part due to availability and zoning considerations. One site remains potentially viable and, I believe, subject for further review and analysis.

Attached is a description of a site located at 3308 Mt. Vernon Avenue which potentially could serve as a community center for the neighborhood. Additionally, there is a TWSC description of programming which could be provided at the center for nearby residents. Proposed programming would include community health promotion, teen activities, parental education, computer training, human services, and workforce development. Admittedly, the list of programming is ambitious, but I feel it warrants further analysis to determine what services truly can be housed at such a facility and what services can efficiently be delivered at this center.

*"Home Town of George Washington and Robert E. Lee"*

The new building that TWSC proposes to construct will house not only these services, but also the offices of the TWSC. The community center is proposed to comprise approximately 1700 square feet, and the TWSC offices are proposed to occupy approximately 1300 square feet. However, our attention and involvement should be focused solely on the community center portion and its proposed programming.

As further outlined in the attachment, the City is being asked to take on a financial role in the acquisition and construction of the facility. It is requested that the City provide Second Deed of Trust financing for the proposed building. According to the pro forma provided by the TWSC, the total cost of acquisition and construction is \$787,500, and the various financial sources would be as follows:

\$105,000	Downpayment by TWSC
155,000	Capital Fundraising Campaign
227,500	Commercial Loan - First Deed of Trust
<b><u>300,000</u></b>	<b><u>City of Alexandria - Second Deed of Trust</u></b>
<b>\$787,500</b>	<b>Total Proposed Financing</b>

It should be noted that our discussions with the TWSC have been conducted under the premise that none of the operating costs of the facility would be borne by the City, and would be entirely the responsibility of the TWSC. Additionally, the City has not been asked, nor should it consider, to act as an endorser or guarantor for any financial component of the transaction.

**Recommendation:** I recommend that the City Council request that the City Manager undertake a further analysis of this proposal, and return in the fall with a recommendation for consideration by the new City Council. At this stage of the consideration of the project, I support it as a way to build a multi-cultural, multi-purpose center in the Arlandria community. I view the City's involvement in this project similarly to the role we play in our homeownership programs where we act as a lender for acquisition of real property in a structured transaction which might not otherwise occur without our participation.

While I am asking for your preliminary approval and request for further analysis by our staff, our action tonight in no way obligates the next City Council, which takes office on July 1, 2003. There are still a number of issues which must be resolved, such as further engineering and potential zoning variances, and an assessment of programming and the financial viability of the transaction (both construction and operating). Your approval would likely enable the TWSC to keep the location under contract and allow us to continue to work constructively toward a community center in Arlandria.

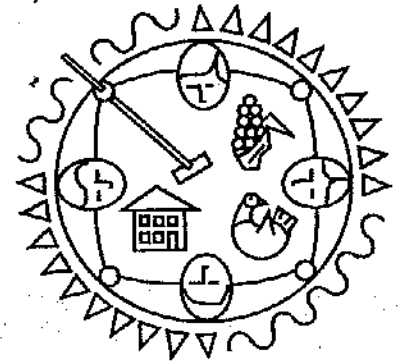
June 18, 2003  
page 3

**Fiscal Impact:** Possible loan to the TWSC in the amount of \$300,000 for site acquisition and construction of a community center in Arlandria. No participation in operating expenses is envisioned as part of this proposal. The loan to the TWSC is proposed to take the form a Second Deed of Trust at 0% for a term of 99 years.

Attachments

cc: Phil Sunderland, City Manager

June 10, 2003



Honorable Mayor Donley and Members of Council  
Alexandria City Hall  
301 King Street  
Alexandria, VA 22301

Dear Mayor Donley,

It has been a model process working with you and Mr. Sunderland over the last 7 months to discuss the creation of a Multi-purpose Center in Arlandria. The 10 members of the Tenants' and Workers' Support Committee's Multi-purpose Task Force appreciate the time, energy and ideas you both have shared with us over the process.

As we have discussed, we seek City Council's approval of both the concept of a Multi-Purpose Center and City support for acquisition and development of the property. The specific request is for \$300,000 in support through a no-interest 99 year forgivable loan. This loan would be in second position. Additionally, we will need some zoning variances in order to complete the development of the property. We will forward a list of potential variances needed as soon as our preliminary engineering study is complete (probably tomorrow). We seek City support for the portion of the Multi-purpose center that will be dedicated to community uses, not for the portion that will house our organization. The services we will offer at the center are critically needed to begin to address the health, human and community-building needs of the greater Arlandria area. Additionally, as we discussed, this project will also enhance the feeling of belonging and civic ownership of area residents.

We seek non-binding preliminary approval at Council's June 24<sup>th</sup> meeting. Approval is important to both assure the seller of the seriousness of our purchase offer as well as the likelihood of eventual city financial / political backing. With this approval we will use the summer to address engineering, environmental, financial and other concerns. Our plan is to return to Council this fall with a more detailed plan and request.

Attached is a narrative description of the proposed activities in the center, a sample monthly activities calendar at the proposed center, and a development and operations budget.


COMITE DE APOYO DE INQUILINOS Y TRABAJADORES • TENANTS' AND WORKERS' SUPPORT COMMITTEE

P.O. BOX 2327 Alexandria, VA 22301 Tel. (703) 684-5697 Fax: (703) 684-5714

When we started this process we requested City land (the former Datatel Site) in order to build the center. While in many ways an ideal site, we understand your reasons for preferring not to develop there. Subsequently we have conducted an exhaustive search for a potential location. We now have 3308 Mt. Vernon Avenue under contract and with City support an outstanding Multi-purpose Center will be built there to serve the unique cultural, economic and civic needs of the residents of the Arlandria / Lynhaven area.

Thank you again for your consideration and support.

Sincerely,



Jon Liss  
TWSC, Director

## **Tenants' and Workers' Support Committee Proposal for a Multi-Purpose Community Center**

### **I. Building Description**

The Tenants' and Workers' Support proposes to build and operate the multi-purpose community center at 3308 Mt. Vernon Avenue.

The building will comprise two floors with a total of 3,021 square feet of space. Approximately 1,300 square feet will house the business offices of the Tenants' and Workers' Support Committee. The other space – approximately 1,700 square feet – will house a large, flexible open space (1,100 square feet), childcare space (150 square feet), small kitchen (150 square feet) and computer center (150 square feet).

### **II. Project Description**

The Community Center mission will be to provide a unique space for multi-cultural community building and development, civic participation and community service programs. No such space currently exists in this part of the city, where many of the city's newcomer and lower-income residents live and work. The Center will provide daily, evening, and weekend space for a variety of unmet needs, including unrestricted community health access such as free screenings and referrals, teen-led teen activities, parent education and parent involvement programs, computer training, workforce development, legal services, and multi-cultural community building activities.

The Center fulfills several key needs in the Arlandria-Lynhaven area and the city as a whole: a start-up space for teens to meet as a community, to address community needs, and to organize teen-centered activities and events; unrestricted health access, education and health promotion for uninsured and Limited English Proficiency adults; immigrant parent orientation to the public school system; increasing parent involvement in public schools as a means of addressing the minority achievement gap; and providing space for job fairs, job training and other workforce development activities.

The Center will be run as a multi-cultural, multi-purpose space, striving to meet the needs and expectations of the predominantly African American, Latino immigrant and low-income residents of the Arlandria and Lynhaven neighborhoods. In addition to addressing some of the health and human service needs of the community, Center space will be made available for social, cultural and recreational activities that promote multi-cultural understanding, unity, and diversity. The Center will be staffed by bilingual personnel, and seek to hire for any new positions from within the community.

### III. Specific Program Activities

1) Community Health Access and Health Promotion – We will expand our existing community health access programs to include:

- Semi-annual health fairs, serving 400-500 uninsured residents per year.
- Monthly health screenings - e.g., mammogram, prostate exam, blood sugar, cholesterol, blood pressure, HIV/AIDS, etc., serving 200-300 uninsured residents per year.
- Community health promoter training (bilingual, 10-session course), serving twenty community health leaders/promoters annually.
- Assisting Spanish-speaking individuals and families with Medicaid, family and children's health insurance, and related financial assistance applications, serving 150-200 uninsured residents per year.
- Regular referral and coordination with the Health Department, social services and the Arlandria Clinic, serving 400-600 uninsured residents per year.

2) Teen Activities – Civic Participation, Leadership Development and Fun, too!

- Two drop-in Teen Community evenings. Adult Supervised. Wide Screen TV, CD Jukebox, conversation, and meeting. Soft drinks and snacks available. Serving 100+ teens monthly.
- Weekly Teen Leadership / Community Action meeting -- Regular meeting of Alexandria United Teens to discuss national, community and school activities and events. Guest speakers regularly invited. (20-30 participants).
- Teen Dance – one Saturday / month (8pm-12midnight), music, dance, snacks and sodas. (50-75 participants)
- Summer Leadership Institute for area teens – focusing on visual art, music and dance as well as leadership development for area teens. This will be held throughout the month of August. (40-50 participants).

3) Parent Involvement and Education – Parents working together to learn about the school system and address the minority achievement gap.

- Twice monthly parents' meeting to discuss, develop and implement action plans to improve minority achievement in the public schools (15-25 participants per meeting).
- Monthly workshops (with other agencies and ACPS) concerning ways for parents to be most supportive of their children's education (total 20-25 parents per month).

4) Computer Training / Internet Café – Conquering the Digital Divide

- Working in conjunction with existing organizations that provide computer training for adults and youth we will offer 4 or 5 days of computer training.
  - Once a week classes for area teens. (8 per class)
  - Three times a week classes for area adults. (8 per class)
  - Saturday seminars on a quarterly basis for specialized training. (8 per class)
  - Internet café – low cost access to computers / internet.

#### 5) Legal / Social / and Human Services

A minimum of ten hours per week will be dedicated to bringing direct services and orientation to the Arlandria community. This will be done in conjunction with collaborating agencies. Needed services to be offered include: work-related legal services and workers' rights clinics (confirmed – Virginia Justice Center); immigration related-services; human services and health referral and applications (see above); unemployment related applications; and affordable housing referrals and consultation. This will serve 1,200-1,500 low-income people annually.

#### 6) Work Force Development –

- Semi – annual job fairs will be held in conjunction with local trade unions and businesses. (250-400 unemployed/job seekers per year)
- Skill enhancement seminars and training will be held through training partnerships with local building trade unions. (TBA)
- Childcare educators will offer regular workshops and trainings to Alexandria Childcare Providers. We will seek social service department approval for family providers to receive educational credit for classes at the center, serving 40+ providers annually.

#### 7) Multicultural Community Building –

Arlandria and Lynhaven are neighborhoods with large concentrations of African American and Latino/a residents. The proposed Community Center is dedicated to community building between two neighborhoods which have much in common. In addition to the above listed activities, the Center will be available for regular social / cultural opportunities to strengthen relations in the neighborhood. This may take the form of pot luck dinners / cook outs, cultural (dance, music, and art) presentations, community dialogues, and community celebrations (eg. MLK Day, International Women's Day, etc.).

###

8



# October 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1 4-8p Grand Opening - Ariandria Multi-Purpose Center	2 12-8p Annual Health Fair 4-6p Adult Computer
3	4 4-6p Teen Computer Center	5 12-5:30p Virginia Justice Center - Workers' Legal Support 7-9:30p Adult Computer Training	6 4-6:30p Teen Computer Center 7-9p Parent / Schools orientation / meeting	7 5-8p Teen Meeting and Social Center 7-8p Tenants' Rights' 7-9p Adult Computer Training	8 4-10:30p Teen Social Center	9 9-2p Internet Cafe 4-6p Adult Computer 6-9p Adult / Family Cultural Evening (Pena)
10	11 4-6p Teen Computer 6:30-9p Childcare Providers Training	12 12-5:30p Alexandria Human Services - referral and applications 7-9p Adult Computer	13 4-6p Teen Computer 6:30-8:30p Parents / Schools meeting / presentation	14 5:30-8p Teen Meet and Social 7-8p Workers' Rights workshop 7-9p Adult Computer	15 4-10:30p Teen Social Center	16 4-6p Adult Computer 6-9:30p Teen / Adult Mixer
17 4:30-8:30p Cultural / Social Activity - Dance presentation and community pot luck	18 12-2p Nutrition Workshop - parents and childcare providers 4-6p Teen Computer Center	19 12-8p Immigration / Legal Services Counseling 7-9p Adult Computer	20 4-6p Teen Computer 7-9p Parents Schools/ presentation / meeting	21 4-8p Teen Social Center 7-9p Adult Computer 7-8p Civic Participation Workshop	22 4-10:30p Teen Social Center	23 4-6p Adult Computer
24	25 4-6p Teen Computer Center 7-9p Childcare Providers Training / workshop / meeting	26 12-5p Health Referral and applications 7-9p Adult Computer	27 4-6p Teen Computer 7-9p Parents / Schools / presentation / meeting	28 4-8p Teen Meeting / Social Center 7-8:30p Workers Rights workshop 7-9p Adult Computer	29 4-10p Teen Social Center	30 4-6p Adult Computer 8-11:55p Teen (Halloween) Party
31	1	2	3	4	5	6

**TWSC Multi-Purpose Center**

Square Feet	3,000	(PSF)
Acquisition	\$ 385,000	\$ 128.33
Demolition	\$ 25,000	\$ 8.33
Construction (@ \$100psf)	\$ 300,000	\$ 100.00
Specialized Outfitting	\$ 25,000	\$ 8.33
Contingency	\$ 52,500	\$ 17.50
<b>COST TOTAL</b>	<b>\$ 787,500</b>	<b>\$ 262.50</b>
City 2nd Trust	\$ 300,000	\$ 100.00
Building Fund	\$ 105,000	\$ 35.00
Capital Campaign	\$ 155,000	\$ 51.67
<b>SOURCE TOTAL</b>	<b>\$ 560,000</b>	<b>\$ 186.67</b>
Difference	\$ (227,500)	\$ (75.83)
Possible Monthly Mtg Pymt	\$ 1,597.24	
Current Monthly Obligation	\$ 3,100.00	
(Available for operations)	\$ 1,502.76	

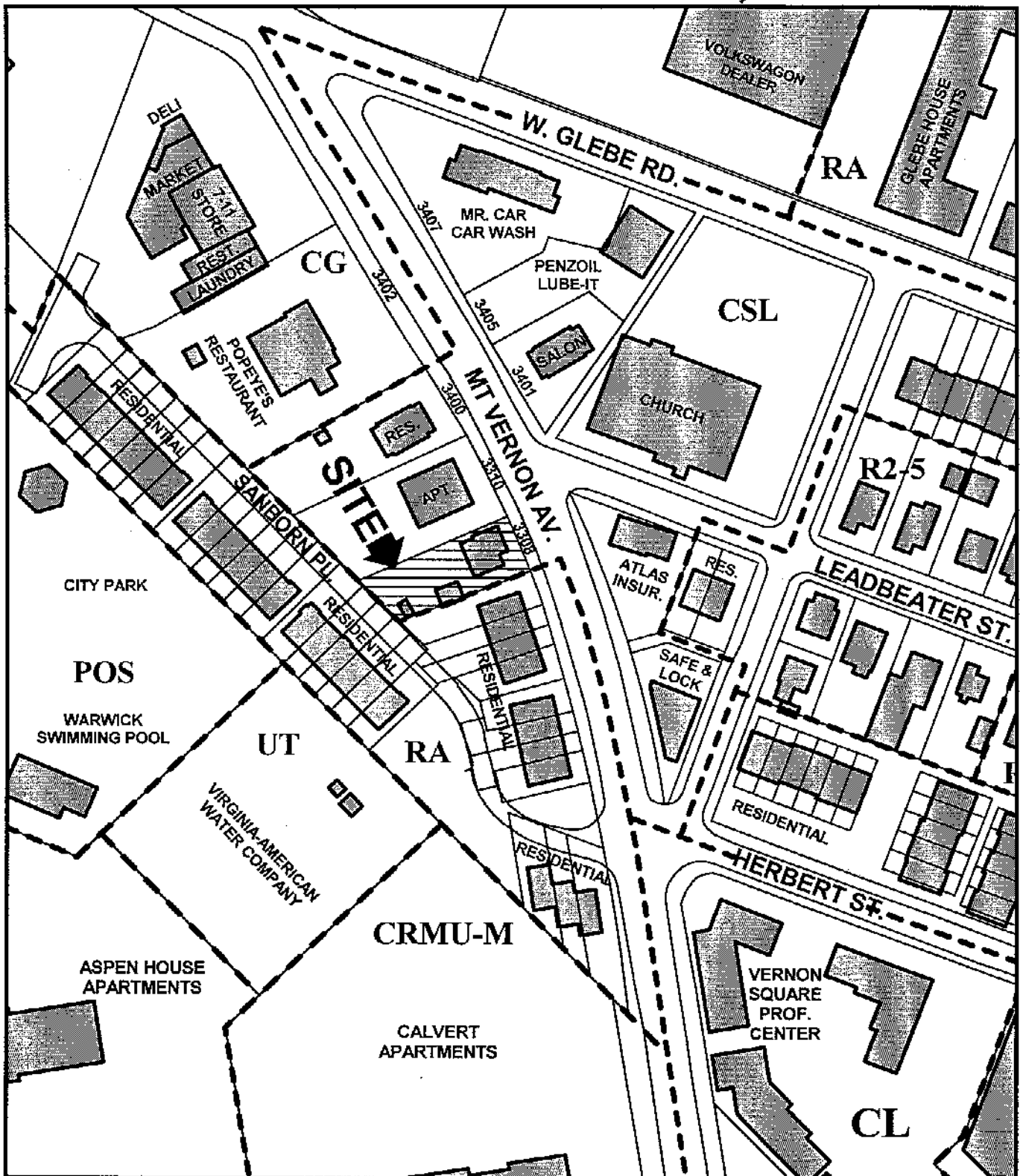
<u>Rate</u>	<u>Years</u>
5.75%	20

**Monthly Operational Costs**

Cleaning	150
Utilities	700
Repair & Maint.	150
RE Taxes	400
Insurance	200

Reserves 150.00

<Overage/shortfall> \$ (247.24)



**3308 MT. VERNON AV.**

