

The Douglass Community Education Center

**A Rehabilitation Project designed
to revitalize and stabilize an
impoverished neighborhood in
Kingsville, Texas.**

PARTNERS

- Texas A&M University-Kingsville an Hispanic Serving Institution--the fiscal agent and programmatic agent.
- Kingsville Independent School District--owner of the building and co-partner in the delivery of educational and recreational services.
- City of Kingsville Housing Authority--Advisor and Collaborator in the planning process and training agent on Affordable Housing Opportunities.

NEEDS

- The need for an education center to provide Kingsville children with academic support programs such as after-school tutoring and summer recreational programs; and
- The need for a community center for educating low-income, elderly, and disabled residents about home ownership, fair housing, and energy conservation.

EXTENT OF EDUCATIONAL NEEDS

- 53.3% of the student population at the high school is at risk of dropping out of school.
- 68% of the students in the school district are economically disadvantaged.
- 34% of the students are unable to pass the state's assessment standards for all tests taken.

EXTENT OF HOUSING NEEDS

- Less than 50% of the people over 25 years old (9,612) are high-school graduates.
- Kingsville has 925 very low-income (VLI) households and 1,995 very-low income renter households.
- 28.3% of the Kingsville population is below the poverty level compared to 15.4% for the state.

GOAL I

- **Rehabilitate the existing dilapidated Douglass Education Center for use as a community center.**

GOAL I: EXPECTED OUTCOMES

By the end of the grant period, the Education Center will serve multiple uses, including but not limited to:

- 1) Bilingual after-school and summer programs for Kingsville ISD students in accelerated reading, math, science, tutoring, mentoring, and recreational programs;
- 2) Bilingual seminars on affordable housing, Fair Housing, and energy conservation for low and moderate-income families in Kingsville;

GOAL I: EXPECTED OUTCOMES

Cont'd.

- 3) A venue for University students enrolled in Internship/Practicum classes in Bilingual Education, Kinesiology, and Business to serve the community; and
- 4) A venue for community non-profit events and activities by such agencies as Communities in Schools, Palmer's Drug Abuse Program, Alcoholics Anonymous, and senior citizens' groups.

GOAL II

- **Increase K-12 student success by offering after-school and summer programs in bilingual education, accelerated reading, tutoring, technology, mentoring, and kinesiology.**

GOAL II: EXPECTED OUTCOMES

- A&M University-Kingsville and Kingsville ISD will offer after-school and summer instruction/tutoring for 300 per year low-to moderate-income students in bilingual education, accelerated reading, math and science, tutoring and mentoring, computer technology, extracurricular activities, summer day and evening sessions, and free lunch in the summer.

GOAL II: EXPECTED OUTCOMES Cont'd.

- Pre and post test scores of Kingsville ISD students participating in prescribed instructional activities will indicate an improvement as a result of participation in the after-school and summer enrichment programs offered at the Douglass Education Center.

GOAL II: EXPECTED OUTCOMES Cont'd.

- A&M University-Kingsville students enrolled in Internship and Practicum classes will gain experience in serving their educational community while earning credit toward degree programs in Bilingual Education, Business and Kinesiology.

GOAL III

- **Inform and educate low- and moderate-income families in Kingsville about affordable housing opportunities and Fair Housing.**

GOAL III: EXPECTED OUTCOMES

- Provide Bilingual affordable housing training for at least 200 low- to moderate-income residents of the City of Kingsville; at least 10 percent of families receiving training will move from assisted housing to affordable homes by participating in Habitat for Humanity or similar projects or the Section 8 Homeownership or similar programs.

GOAL III: EXPECTED OUTCOMES Cont'd.

- Provide training for at least 50 elderly and disabled residents who live in public housing projects in Kingsville, to increase self-sufficiency by 15% by having ADA standards applied to their housing unit to increase mobility around the house, or to prepare their own snacks, etc.

GOAL III: EXPECTED OUTCOMES Con't.

- A&M University-Kingsville students enrolled in Internship and Practicum classes in Education and Business will gain experience in serving their community on affordable housing issues while earning credit toward their degree programs.

YEAR I OBJECTIVES/TIMELINES

- Form Advisory Council for guidance, evaluation, future plans by the end of December 2008.
- Prepare, sign subcontract (including site control document) with KISD to refurbish building by January 2009.
- Prepare architectural drawings and blueprints by April 2009.
- Issue RFP for bids to remodel building by March 2009

YEAR I OBJECTIVES/TIMELINES

Cont'd.

- Evaluate bids by May 2009.
- Negotiate best and final offer and issue bid award by the end of May 2009.
- Renovate building by end of August 2009.

YEAR II OBJECTIVES/TIMELINES

- Design and develop curriculum and assessment instruments for educational and recreational activities and affordable housing seminars by August 2009.
- Design, develop, and disseminate schedules of Center Activities by September 2009.

YEAR II OBJECTIVES/TIMELINES

Cont'd.

- Serve 300 students with educational and recreational activities, and a summer lunch program by August 2010.
- Serve 200 low to moderate-income clients with Affordable Housing training activities by August 2010.
- Serve 50 HUD-assisted renters have attended Affordable Housing training activities by August 2010.

YEAR III OBJECTIVES/TIMELINES

- Repeat Year II Objectives on educational, recreational and affordable housing activities with the respective 2011 deadlines.

STATUS OF PROJECT

- Legal Counsel from Texas A&M University System has already prepared a sub-contract template for approval by the Kingsville Independent School District.
- The services of an architect from Womack and Womack have been retained to design drawings and to develop specifications for the renovation of the Douglass Center.
- An advisory committee is in the process of being formed by the end of December 2009.

CHALLENGES ENCOUNTERED

- No challenges have been encountered since the grant award two months ago.
- Everything has gone according to our plans.

Win Strategy Formulation

REFINE NEEDS, GOALS,
OBJECTIVES, TIMELINES
AND OUTCOMES.

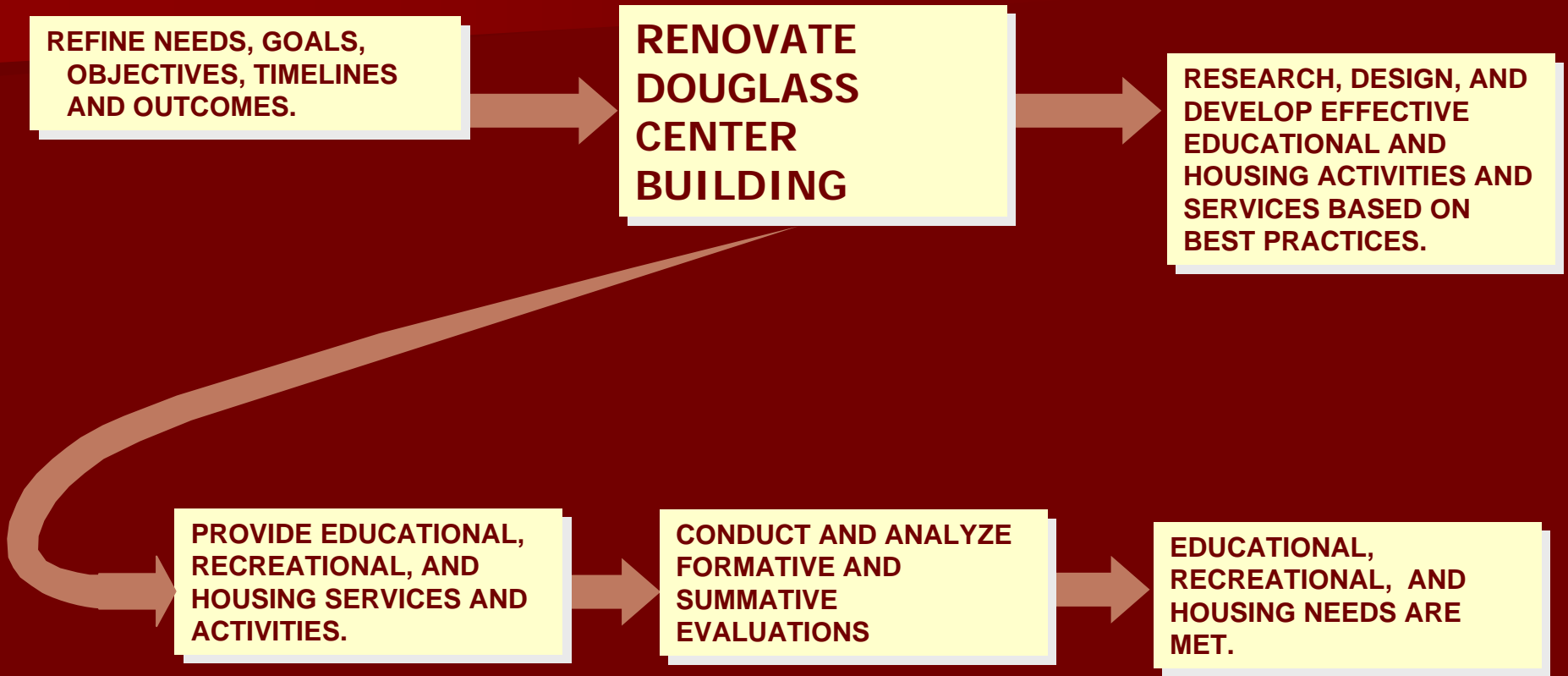
RENOVATE
DOUGLASS
CENTER
BUILDING

RESEARCH, DESIGN, AND
DEVELOP EFFECTIVE
EDUCATIONAL AND
HOUSING ACTIVITIES AND
SERVICES BASED ON
BEST PRACTICES.

PROVIDE EDUCATIONAL,
RECREATIONAL, AND
HOUSING SERVICES AND
ACTIVITIES.

CONDUCT AND ANALYZE
FORMATIVE AND
SUMMATIVE
EVALUATIONS

EDUCATIONAL,
RECREATIONAL, AND
HOUSING NEEDS ARE
MET.











DOUGLASS CENTER PHOTOS

























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