



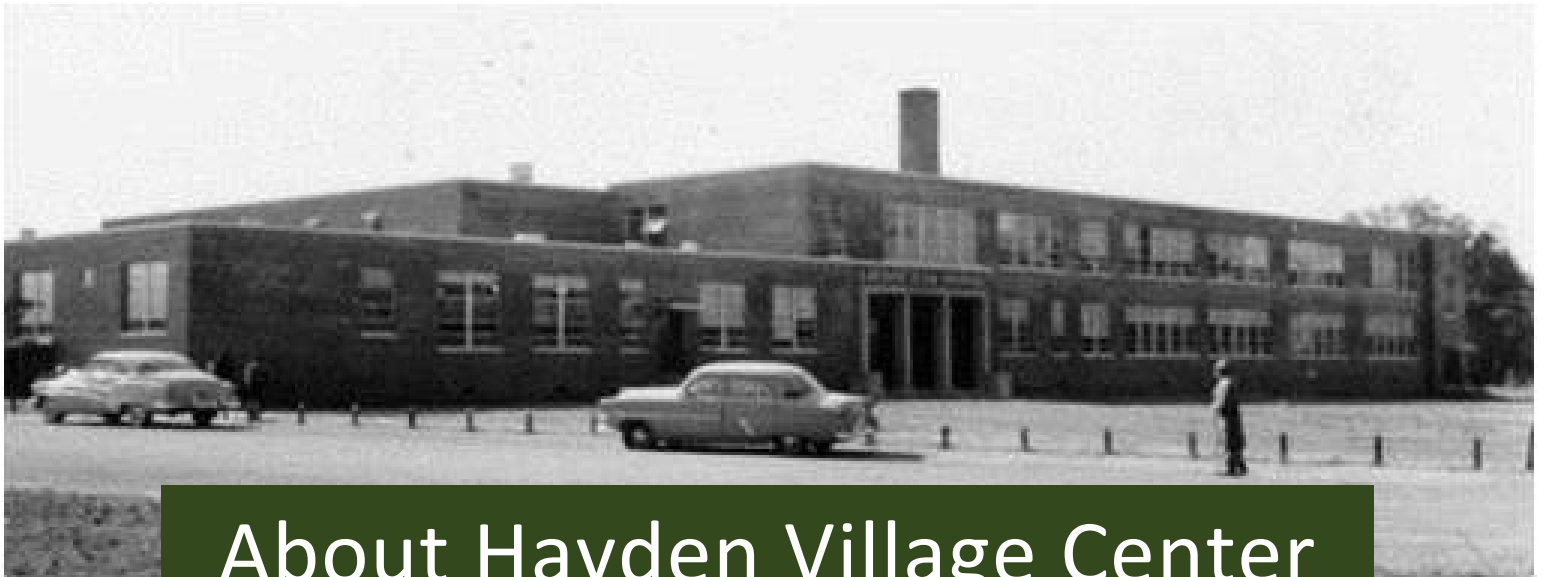
HAYDEN VILLAGE CENTER

MEDIA KIT

PROJECT:
HAYDEN VILLAGE CENTER

680 OAK STREET
FRANKLIN, VA 23851

CENSUS TRACT: 51620090200



About Hayden Village Center



Background

The Hayden Village Center is the historic rehabilitation of the former Hayden High School and Jr. High School (circa 1953 to 1968), located in rural Franklin, Virginia. It is the result of a partnership between Senior Services of Southeastern Virginia – who is the master tenant in the new building, and Luna Development Partners LLC.

The school was named after Della I. Hayden, the daughter of a freed slave, who after graduating from Hampton University (then Hampton Institute) in 1877, returned to Southampton County (Franklin) to teach in the public schools. She went on to become the first lady principal at the State Normal School in Petersburg (now Virginia State University), but returned to Franklin and Southampton County in 1904, where she founded a small private boarding school for African American girls (the Franklin Normal and Industrial Institute). As the school grew, male students were eventually admitted during the day.

Della served as principal until her death in 1924. The land was sold to the Southampton County School Board in 1930, and Hayden High School for African American students was opened. The original school was replaced by a more modern building which opened in 1953. It served as a public high school until 1970, and then as a junior high school until it closed in 1986.

Della's legacy about the importance of education still lives on in Franklin's African American community today.



Building Size



Number of residential units: 28



Amount of residential rental space: 19,008 square feet



Amount of rentable commercial space: 17,207 square feet



Building gross space (number of square feet): 49,561 square feet



Lot size (number of acres): 6.1 acres

Completed Project

The historically restored building is home to:

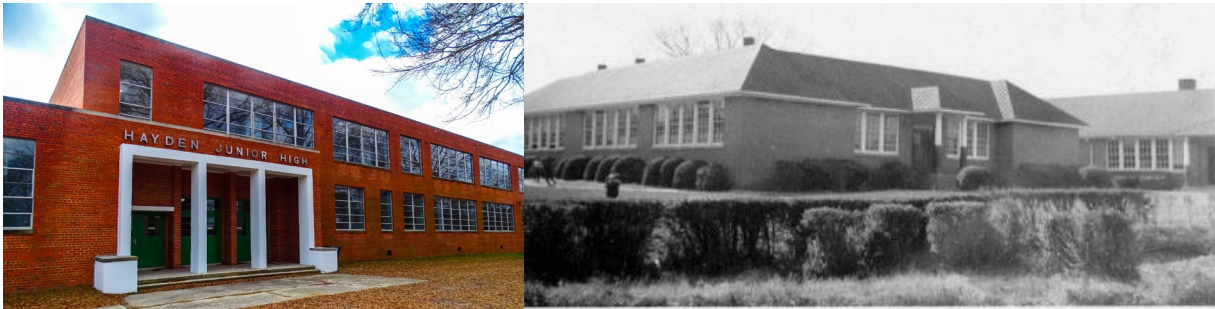
- 28 market-rate senior housing units, offering easy access to daily meals and wrap-around services.
- Senior Services of Southeastern Virginia's senior wellness and nutrition center offering hot luncheon meals in a congregate setting, evidence-based exercise classes, chronic disease management classes, and other group activities.
- Senior Services of Southeastern Virginia's Western Tidewater administrative and program offices including long-term care services and supports, Medicare benefits and nutrition counseling.
- I-Ride Transit regional dispatch center for senior transportation.
- No Wrong Door Virginia (NWD) access center, which is a statewide network of human services partners, all using the same web-based referral and case management system. NWD allows individuals to connect with the services and supports they need.
- A large multi-purpose community space available for use in the afternoons and weekends.
- Food Bank of Southeastern Virginia and the Eastern Shore's Healthy Food Pantry.
- Bon Secours Southampton Memorial Hospital's Primary Care Clinic for individuals and families
- Flexible office and meeting space.
- A commercial grade warming kitchen to support the food service needs of the building's tenants and guests.
- Della Hayden Memorial Garden. **Coming Soon**
- Intergenerational raised bed community garden. **Coming Soon**



Serving the Needs of the Franklin Community

The city of Franklin (as part of Southampton County) emerged in the 1830's as a railroad stop along the Blackwater River. It has a unique Civil War history and a dependency on agriculture. Its primary economic driver was the Camp paper mill, which closed the facility in 2010, leaving the area in dire economic straits. One year later in 2011, International Paper transformed the plant and reopened with a different and much smaller service delivery model of fluff pulp production, and a smaller staff of just over 200 people. Severe floods in 1999 and 2006 created further economic decline. Since 2011, economic activity has begun to improve.

The Hayden Village Center brings a variety of new jobs and opportunities to the City of Franklin and nearby Southampton and Isle of Wight Counties, and is seen as another economic driver, supporting current local economic development efforts.



In Franklin and Southampton County, at-risk seniors lack transportation and access to critical services such as primary medical care, affordable housing, wellness education, fresh nutritious meals and physical activity. The area's youth have limited access to programs promoting educational enrichment and leadership. The Hayden Village Center will respond to these urgent needs with programs, services and supports all under one roof.

While located in Franklin, the Hayden Village Center will serve individuals from surrounding areas including the City of Suffolk, Isle of Wight and Southampton Counties.

*Source: US Census American Fact Finder Estimates 2013 – 2017

**Bureau of Labor Statistics

Collaborating Partners

This project has been developed with extensive input and support from a wide variety of community groups including the City of Franklin. The building was approved in December 2012 for listing in the Virginia Landmarks Register by the Board of Historic Resources and was placed on the National Park Service National Register of Historic Places in 2013.

The Hayden Village Center was made possible with grants from the following organizations:

- Bank of America Foundation
- Franklin-Southampton Charities
- Hampton Roads Community Foundation
- The Hayden Alumni Association
- Obici Healthcare Foundation
- Alison J. and Ella W. Parson's Fund of the Hampton Roads Community Foundation

It is important to note that numerous other private individuals and organizations also provided support and assistance over the years to make the Hayden Village Center a reality. Some of these include the Senior Services of Southeastern Virginia Board of Directors, the Franklin City School Board, the Franklin City Council, Mary Hilliard, Dr. Alvin Harris, Clarence Baker, Edna and Anthony King, the Franklin Sportsman's Association, Carter Hotchkiss, the Oak Street Senior Center, and many more.



Senior Services of Southeastern Virginia

Senior Services of Southeastern Virginia was founded in 1972 and is the regional organization in South Hampton Roads that provides seniors and their caregivers with access to programs and services so they may live with choice and dignity in their communities.

Project Management

The Hayden Village Center was developed by Senior Services of Southeastern Virginia and Luna Development LLC through Hayden Village Associates LLC, which is a joint venture. This adaptive rehabilitation was led by of Luna Development President Michael Glenn, who has over 35 years in the areas of commercial lending, commercial real estate development and historic renovations. Senior Services of Southeastern Virginia CEO Steve Zollos brings over 20 years of business development experience.

Development Team

- **Senior Services of Southeastern Virginia: Co-Developer and Owner**
Contact: Ann Williams, Facility Manager, awilliams@ssseva.org
- **Luna Development LLC: Co-Developer, General Contractor and Owner**
Contact: mike@lunadevelopment-llc.com



THE CENTER FOR AGING



Over 3 million meals served



More than 6 million hours of senior volunteer services



Over 12 million miles of senior transportation



Helped tens of thousands of seniors live in their homes independently and avoid costly nursing home care