

PROJECT HIGHLIGHTS:

- > A self-sustaining Islamic community Center
- > Located in the heart of Westwood
- > Connects students and community
- > Opens unprecedented opportunities for the Muslim community of Los Angeles

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ENVISIONING THE FUTURE: THE ISLAMIC COMMUNITY FUND AT UCLA

Establishing a Self-Sustaining Islamic Center



Our legacy. Our community. Our future.

OUR LEGACY, OUR COMMUNITY, OUR FUTURE

A large university located in the heart of one of the biggest cities in the United States, the University of California - Los Angeles (UCLA) is home to a large, diverse and growing Muslim population that includes much of the Los Angeles west side. Currently, there is no Islamic Center serving this community. The Islamic Community Fund (ICF) was founded in 2009 to foster the UCLA and greater Los Angeles Muslim community by raising monies for the construction of a Westside Islamic Center. A unique element of ICF's proposed Center, is the additional incorporation of Muslim student and family housing into the model; the rental income will provide the Center with much needed funds, making the Center self-sustainable. This report highlights the work of the ICF and its future directions.

"I am blown away with the work that these young brothers and sisters have been doing at UCLA these last 20 years. What they have done is really an impossibility. I can't even imagine not having a *masjid*."

Imam Siraj Wahhaj
Oct 2009

Our Legacy. Alhamduillah, the Muslim community is thriving and growing. The number of Islamic religious centers and organizations has increased exponentially over the past decades. Many mosques and Islamic Centers throughout the country are dependent on donors, and many, unfortunately, suffer from lack of funding. The vision of the ICF is to create a new kind of Islamic Center with a continual source of revenue to fund its operations, activities, and community development. Our proposed Center also includes the construction of much needed apartment-style housing for Muslim students and families attending UCLA. The rental income from these apartments would serve as a continual, annual source of revenue that would be used to fund operations, pay support staff salaries, provide programming, and support the community. This model ensures an enduring *legacy* for the future, providing for future generations of Muslims in our community.

Our Community. The vibrant Muslim community in the greater UCLA area consists of some of the most accomplished faculty, students, and staff in the nation. The community has garnered national acclaim for the scholarly contributions of its faculty and its commitment to community service. This community, however, lacks an Islamic Center even though the number of Muslims exceeds 2,700 students, faculty and staff and their families and continues to grow each year. The Westside Islamic Center will foster this *community*, serving as a resource that is currently very much lacking.

Our Future. The ICF's vision—to build a self-sustaining Islamic Center—does require initial investments from generous donors and benefactors. Though land is currently available in the UCLA area, it is costly. Alhamduillah, we have raised some funds, but we require more. The projected cost of the project, including land and construction, is \$6 million dollars. We need the support of others to help make this project a reality, to ensure the *future* of our community.

MISSION STATEMENT

The mission of the Islamic Community Fund at UCLA is to construct a permanent, self-sustaining Islamic Center for the practice of Islam, engendering faith in the lives of its members. Such a space will provide a place of worship, an Islamic environment for individuals and families, authentic Islamic education, da'wah programs for promoting the understanding of Islam, a source of reference and support for the community. Ultimately, the ICF aims to please God through adherence to the teachings of the Holy Qur'an and the methodology of the Sunnah of the Prophet Mohammad (peace be upon him).

The Messenger of Allah (pbuh) said, 'Whosoever builds a house (*Masjid*) for the pleasure of Allah, whether it be small or large, Allah builds for him a house in paradise.'

at-Tirmidhi, Ibn Khuzaymah, Ibn Hibban, Abu Dawud, and Ahmad

VISION STATEMENT

The Islamic Community Fund at UCLA envisions a future in which students, faculty, staff, their families and the larger west side Muslim community come together, supported and sustained by a Westside Islamic Center.

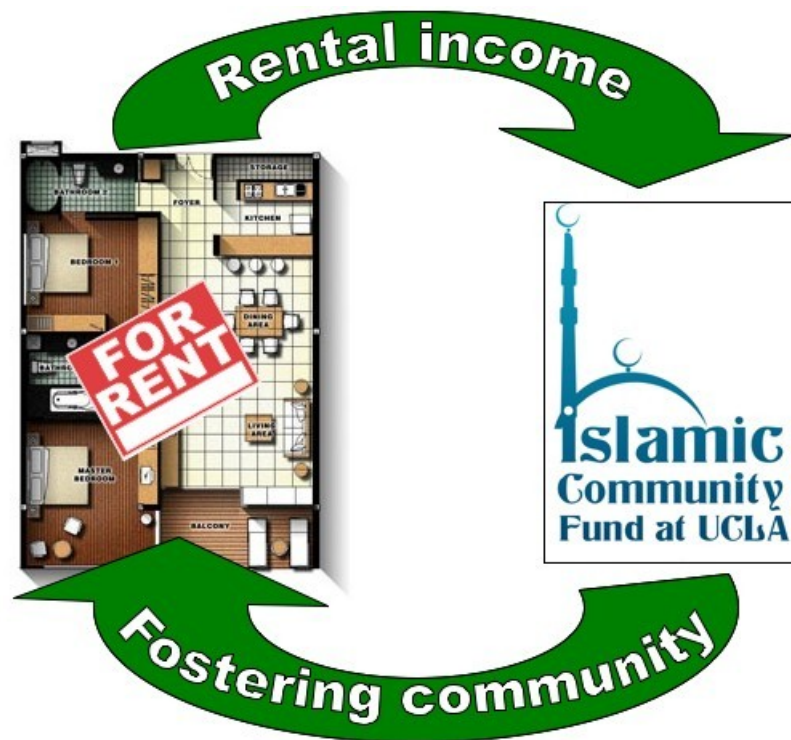


The Messenger of Allah (pbuh) said, "When a man dies, his deeds come to an end except for three things: ceaseless charity, a knowledge which is beneficial, or a virtuous descendant who prays for him."

Muslim

OUR LEGACY, OUR COMMUNITY, OUR FUTURE

One of the unique features of our proposal is its self-sustainability. A common challenge for Islamic institutions across the nation is funding. In fact, in a recent study conducted by the Council on American-Islamic Relations (CAIR)* one of the biggest challenges identified for the survival and growth of mosques in America was funding. ICF takes this challenge seriously and has proposed a symbiotic relationship that will sustain the growing Westside Islamic Center and support the life of Muslims at UCLA.

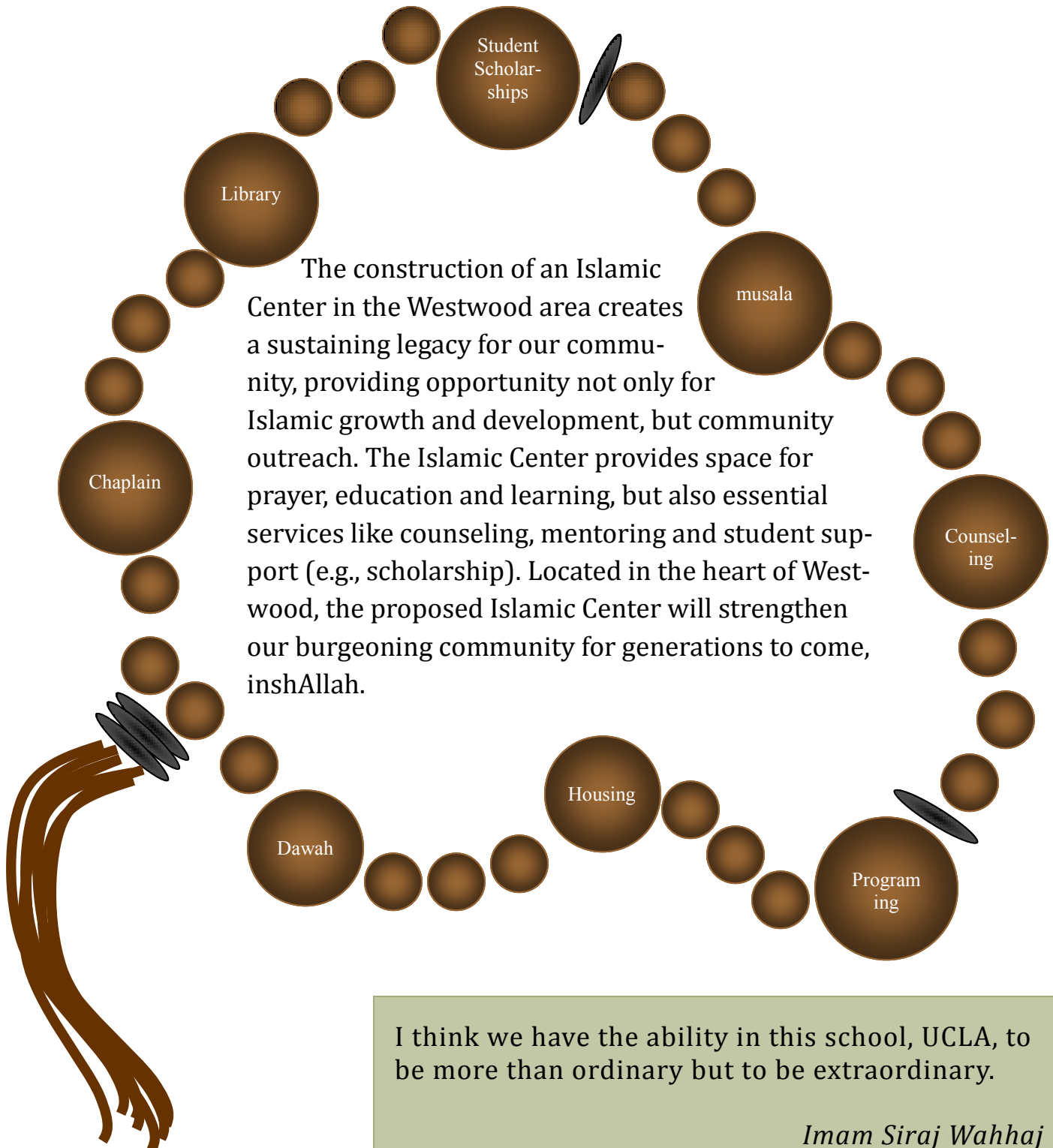


**DID YOU KNOW?
UCLA MUSLIM
STUDENTS ALONE
SPEND OVER
\$500,000 A
YEAR IN
HOUSING, WHICH
COULD BE USED
TO PROVIDE A
MASJID WITH A
STEADY STREAM
OF INCOME.**

As part of the proposal, ICF will construct both an Islamic Center as well as a housing structure. Rental income from this housing structure will be used to fund the Islamic Center as well as its support staff. Monies will also be used to fund in part various proposed activities, such as lectures, workshops, and conferences, even student scholarships for those attending UCLA. The housing structure provides financial support for the Islamic Center, while the Center fosters the growth of the UCLA Muslim community. This unique relationship sets the ICF proposal apart, demonstrating foresight and careful consideration for the future vitality of the project.

*Bagby I, Perl P, Froehle B. 2001. *The Mosque in America: A National Portrait: A Report from the Mosque Study Project.* Washington, D.C.: Council on American-Islamic Relations.

OUR LEGACY, OUR COMMUNITY, OUR FUTURE



I think we have the ability in this school, UCLA, to be more than ordinary but to be extraordinary.

Imam Siraj Wahhaj
Oct 2009

THE UCLA COMMUNITY

The **Muslim Student Association (MSA)** at UCLA represents the UCLA Muslim student body on campus and serves as a resource for the greater UCLA community.

The **UMMA Free Clinic** was established in South Los Angeles by Muslims at UCLA in 1996 to provide free medical care to the needy, regardless of faith. Today, the UMMA Clinic serves a patient population of over 15,000 and has been featured extensively in local and national media, including the US Congress.

Al-Talib, the largest Muslim student publication in the nation, distributes to over 120 mosques, community centers and Muslim businesses in over 40 states and has over 1,200 active subscribers.

The **Incarcerated Youth Tutorial Project (IYTP)** began at UCLA in 1989 as a Muslim student response to the high rate of criminal recidivism in America.

The **Academic Mentoring Program (AMP)** connects freshmen and transfers students with experienced UCLA students.

Mentors for Academic and Peer Support (MAPS) empowers disadvantaged high school students to gain access to institutions of higher learning.

OUR LEGACY, OUR COMMUNITY, OUR FUTURE

The Islamic Community Fund at UCLA supports a diverse community of Muslims in the Westside area. The UCLA Muslim community is vibrant and active, nourished by the local University as well as campus organizations. Did you know:

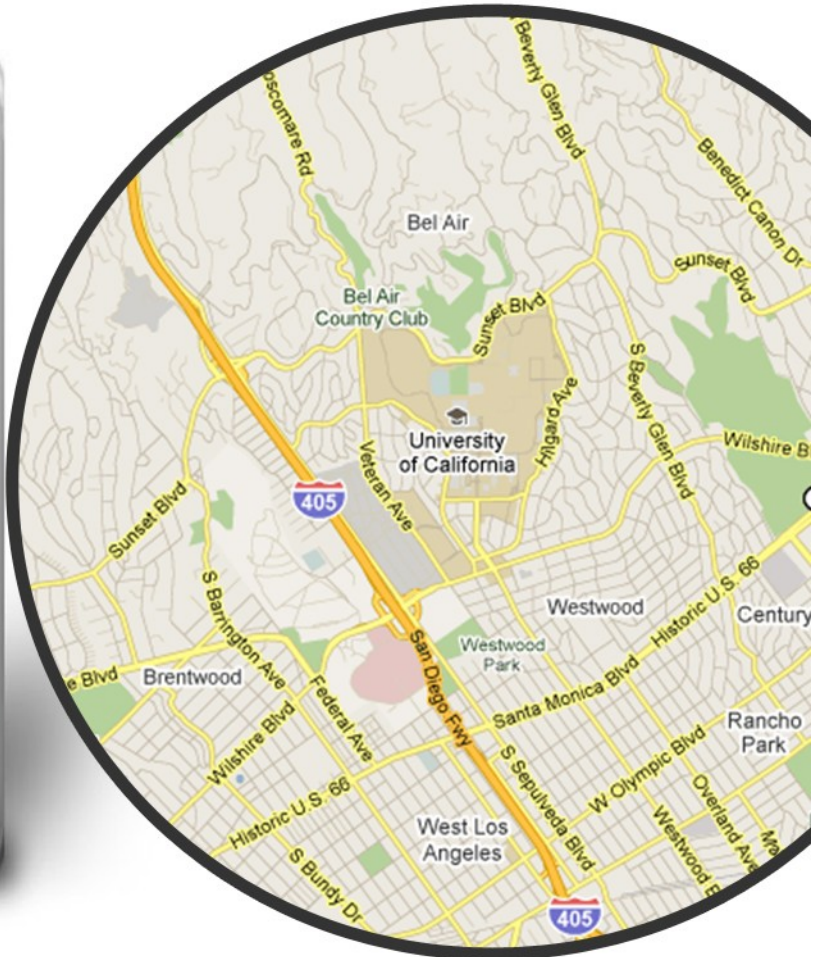
- A variety of **academic programs and centers** dedicated to the Islamic World flourish on campus, making UCLA's academic community one of the most vibrant and active in the nation.
- Today there are over 2,700 Muslim **faculty, students and staff** at UCLA.
- UCLA attracts many **Muslim visitors**—both national and international—each year who make use of the many academic programs (e.g., UCLA Extension, summer programming), academic centers, cultural programming, and medical facilities.
- There are over 60 **Muslim-owned businesses** in the West Los Angeles area alone.
- West Los Angeles is home to many **consulates** serving Muslim countries.

Despite this flourishing community, there is currently no Islamic resource on the Westside that provides a stable environment for prayer, learning, and other essential resources necessary to support the community.

The Messenger of Allah (pbuh) said, "If anyone goes back and forth to the masjid [to attend the Prayers], Allah will prepare for him a feast in Paradise as often as he goes back and forth"

Ahmad, Al-Bukhari, and Muslim

OUR LEGACY, OUR COMMUNITY, OUR FUTURE



Westwood and its environs is home to a large residential population, where the majority of households are renters. This, coupled with the ever-present demand for housing generated by the University, makes Westwood an ideal location for the construction of rental units, which would support the Islamic Center.

Over 100,000 people live within a two-mile radius of the proposed Islamic Center. Of the nearly 58,000 households, less than 40% are owner occupied units, despite the fact that all indicators of household income are significantly higher than the nation's average. This simple fact can be attributed to the large student population living in the area, a student population constantly in need of housing options.



OUR LEGACY, OUR COMMUNITY, OUR FUTURE

ISLAMIC COMMUNITY CENTER
OF WESTWOOD

611 GAYLEY AVE
LOS ANGELES, CA 90024

COST: \$5,309,342

RETURN: \$453,600 PER YEAR OR
9% PER YEAR

CAPACITY: 14 2BR RESIDENTIAL UNITS
4412 SF COMMUNITY CENTER
40 PARKING SPOTS

LOCATION: ADJACENT TO UCLA AND
RONALD REAGEN HOSPITAL



BUILDING DIMENSIONS

LAND (SF)	8685
BUILDABLE (70% OF TOTAL LAND)*	6012
NUMBER OF FLOOR	3
NUMBER OF PARKING FLOORS	2

COST TO BUILD

RESIDENCE	
FLOOR 1 (SF)	1600
FLOOR 2 (SF)	6012
FLOOR 3 (SF)	6012
TOTAL SF OF HOUSING UNITS	13624
\$ PER SF TO BUILD**	\$150
TOTAL COST FOR RESIDENCE	\$2,043,600
COMMUNITY CENTER	
FLOOR 1 (SF)	4412
\$ PER SF TO BUILD**	\$70
TOTAL COST FOR COMMUNITY CENTER	\$308,840
PARKING	
UNDERGROUND FLOOR A (SF)	6012
# OF PARKING SPACES FLOOR A	20
UNDERGROUND FLOOR B (SF)	6012
# OF PARKING SPACES FLOOR B	20
TOTAL COST FOR PARKING**	\$300,000
MISC COST	
ARCHITECT COST PER SF**	\$2.50
PERMIT COST PER SF**	\$1.75
TOTAL MISC. COST	\$57,902
TOTAL LAND COST***	\$2,599,000
TOTAL COST	\$5,309,342

RETURN ON INVESTMENT (ROI)

RESIDENTIAL UNITS	
FLOOR 1 (UNITS)	2
FLOOR 2 (UNITS)	6
FLOOR 3 (UNITS)	6
TOTAL	14

DIMENSION	
SIZE OF UNIT ****	800SF
# OF BEDROOMS	2
MONTHLY RENT PER UNIT*****	\$2,700

TOTAL MONTHLY RENTAL INCOME \$37,800

TOTAL ANNUAL RENTAL INCOME **\$453,600**

TOTAL COST \$5,309,342

ANNUAL % RETURN ON INVESTMENT **9%**

REFERENCES

- * TILDEN STUDY CENTER, AHT ARCHITECTS, INC 1998
- ** RAHEMAMI INVESTMENT , RAOUF ABDUL RAOUF , 8950 W. OLYMPIC BLVD, LOS ANGELES, CA 90064
- *** SEVEN GABLES REAL ESTATE LIST PRICE 12/10/2010
- **** UNIVERSITY OWNED 2BDR APARTMENT ARE 790-845SF
- ***** WESTWOOD AVERAGE RENT (SURVEY AND MARKET ANALYSIS - 2008)

OUR LEGACY, OUR COMMUNITY, OUR FUTURE

The proposed structure will include over a dozen apartment units similar in size to what is currently offered by the University to UCLA students; however, the ground floor will also include a multifunctional Islamic Center, which incorporates prayer space, administrative space, and other community facilities.

Collectively, Muslims in Westwood currently spend about half a million dollars a year in rent. Based on a survey of rental rates among the Westwood Muslim community, a median priced two bedroom apartment costs \$2,700 monthly to rent. Based on our calculations, our rental property has the potential to generate over \$450,000 in rental income annually, or a 9% return on investment. These cost projections were estimated based on the Tilden Study Center, a comparable community center in Westwood.

The Messenger of Allah (pbuh) said, “The *masjid* is a house for every pious person, and Allah provides everyone whose house is the *masjid* with comfort, leisure, and a path to Allah’s pleasure, to Paradise”

At-Tabarani and Al-Bazzar

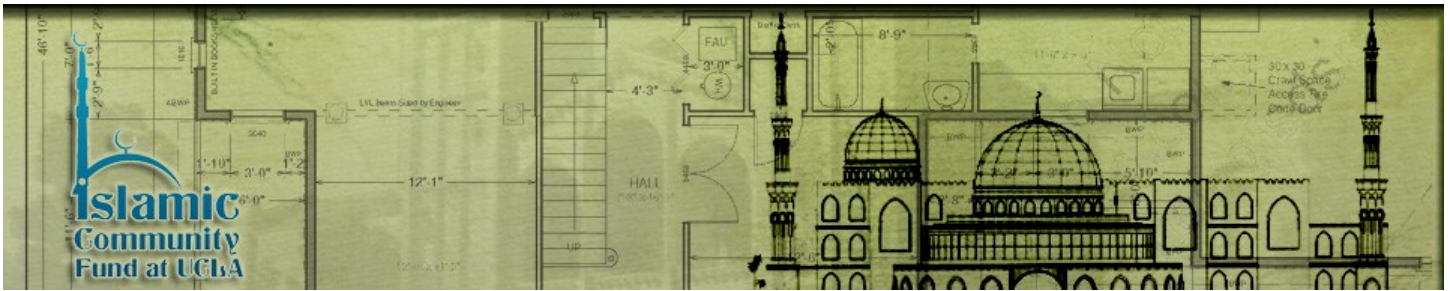
HOW TO SUPPORT THE PROJECT



As always, we seek your du’as as nothing is possible without the help of Allah (swt). The Islamic Community Fund at UCLA has several long and short-term goals for the future vitality of the project. These include:

- **Short Term**
 - Endowment for an Imam
 - Temporary administrative space
 - Marketing
 - Student scholarship funds
- **Long Term**
 - Purchase of real estate
 - Building construction

We greatly appreciate your generous contribution to the project; without the necessary funds, the Westside Islamic Center cannot realize its full potential. Finally, if you are interested in making a non-monetary donation, we encourage you to contact us as well.



Contact Information

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