

PROPOSAL

THE HIGH FIVE LAKEWOOD VILLAGE HOMELESS EMPOWERMENT PROJECT

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INTRODUCTION

The city of Atlanta is growing and developing rapidly. The new international airport, downtown development, The Underground, the Superbowl Dome and prospects of the 1996 Olympics has provided the city with international prestige and honor.

In the process of breathing economic life into downtown Atlanta and other urban areas, there has also been displacement, removal and demolition of affordable housing for many low income individuals and families. The result of the economic development has created a housing shortage and a homeless population that numbers more than 10,000 men, women and children.

The paradox and contrast of economic progress and human suffering are most noticeable in Downtown Atlanta. Business executives and Young Urban Professionals come and go to work and rub shoulders with panhandlers, the mentally ill/alcohol, drug dependent and homeless people daily. The homeless have become a social problem and a source of embarrassment and frustration for city government and the business community.

Arrests, seasonal shelters and panic evacuation from downtown will not solve the homeless problem. The only solution is a comprehensive program that provides both housing (not shelter) in comfortable 1, 2, and 3 bedroom apartments for individuals and families, along with job training, job seeking/keeping skills and referrals for employment. There should also be an adult literacy program to allow individuals to earn GED diplomas and vocational training. Furthermore, homeless persons who have drug/alcohol and mental health problems should be offered medical care and therapy/counseling in hospitals and drug treatment programs.

Presently, the homeless problem is confined to urban Atlanta. If the problem is not solved, the homeless will move to surrounding communities, Decatur, Stone Mountain, Clarkston, East Point, College Park and other counties or cities. Chasing the homeless from downtown will not solve the problem.

The HIGH FIVE Lakewood Village Empowerment Project is unique, because we can provide housing for more than 156 people. The supportive services in career counseling/job development, literacy program, and self esteem building will empower the homeless to become productive citizens.

GOAL STATEMENT

The goal of the HIGH FIVE Lakewood Village Homeless Empowerment Project is to provide permanent housing, job training/referrals, education support and part time employment for Atlanta's homeless community; to serve as a social service network and referral system to provide treatment for drug/alcohol dependent and mentally ill homeless persons.

OBJECTIVES

1. To provide immediate long term housing for homeless people.
2. To offer affordable single family, single room occupancy and multi bedroom apartment units to city government, social organizations and concerned business people as a solution to Atlanta's housing shortage.
3. To train the homeless in job seeking/keeping skills and provide employment referrals.
4. To employ the homeless in part time jobs at the Lakewood Village apartment complex.
5. To network with social service agencies and provide counseling/therapy and medical care for alcohol/drug dependent and mentally ill homeless persons.
6. To tutor, support and provide a literacy program for homeless children and adults in reading, writing and math.
7. To enhance the self esteem of homeless people.
8. To empower homeless people to become productive citizens of Atlanta, Georgia.

ASSESSMENT OF NEEDS

There are approximately 10,000 homeless people in Atlanta. The shortage of housing for short term shelter and single room occupancy (SRO'S) have forced many individuals and families to live on the streets of Atlanta. The city of Atlanta has very few emergency shelters, and most operate on a seasonal/cyclical basis. Many shelters are closed during the summer/spring and operate when winter and fall make it physically impossible to live and survive on the streets of Atlanta.

Since April of 1990, more than 16 emergency shelters have closed thereby making 1,000 beds unavailable for homeless individuals and families with children. Furthermore, the popular housing alternative of single room occupancy (SRO'S) units have deminished due to downtown business development.

Downtown development has resulted in the destruction and demolition of up to 2,000 SRO units and less than 1,000 units remain to house homeless individuals and families.

The downtown business development along with demolition of SRO'S, seasonal shelters and permanent closure of facilities like the 300 bed Atlanta Union Mission on Doane Street has created a need for short term and permanent housing. The HIGH FIVE Lakewood Village Homeless Empowerment Project will fulfill these needs.

HIGH FIVE PROPERTIES
THE LAKEWOOD VILLAGE APARTMENT COMPLEX

The Lakewood Village Apartments (refer to map enclosed) are approximately 3 miles from downtown Atlanta, directly behind the Lakewood Ampitheatre. Pryor Road runs through the heart of the complex.

The entire complex includes 88 buildings (HIGH FIVE owns 50 buildings) situated on 43 acres of land. Each building has 4 units of apartments (one, two and three bedrooms) for a total of 352 units. The Apartments include stove, refrigerator and water. One bedroom is 600 square feet, two bedroom 800 square feet and three bedrooms have 1200 square feet. The rent is \$260, \$310 and \$410 for one, two and three bedroom units.

The warehouse has 3,000 square feet of space which could be converted into a recreation center. Furthermore, there is an olympic size swimming pool which is in need of repair. The Lakewood apartment complex provides comfortable, safe and clean housing. The HIGH FIVE Lakewood Village Empowerment Project could serve as a national model as a humane and caring solution to the homeless problem in Atlanta and throughout the United States.

The following is a formula for allocating individuals to apartment units:

1 bedroom-1 bath	2 bedrooms-1 bath	3 bedrooms-2 baths	UNITS PEOPLE
$\begin{array}{r} 13 \\ \times 2 \\ \hline 26 \end{array}$	$\begin{array}{r} 13 \\ \times 4 \\ \hline 52 \end{array}$	$\begin{array}{r} 13 \\ \times 6 \\ \hline 78 \end{array}$	TOTAL = 156

As more units become available, we can house more people.

High Five Properties

Lakewood Village Apts.

(404) 627-4042

1765 Pryor Rd. #4

Atlanta, Georgia 30315

No Deposit & NO Application Fee!!

ONE BEDROOM \$260.00 per month

TWO BEDROOM \$310.00 per month

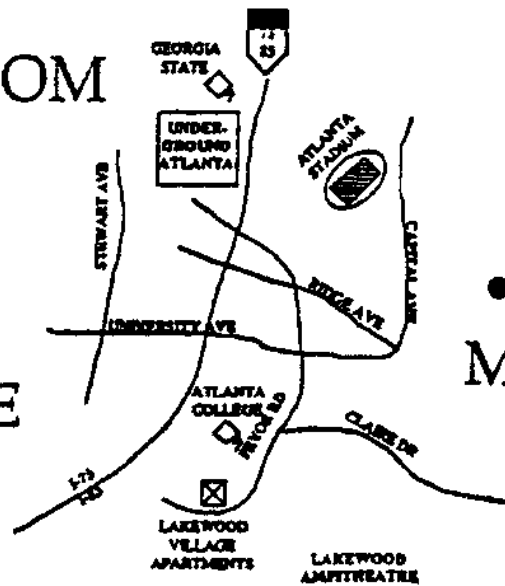
Includes Stove, Refridgerator, and Water

3 and 4 Bedrooms Available

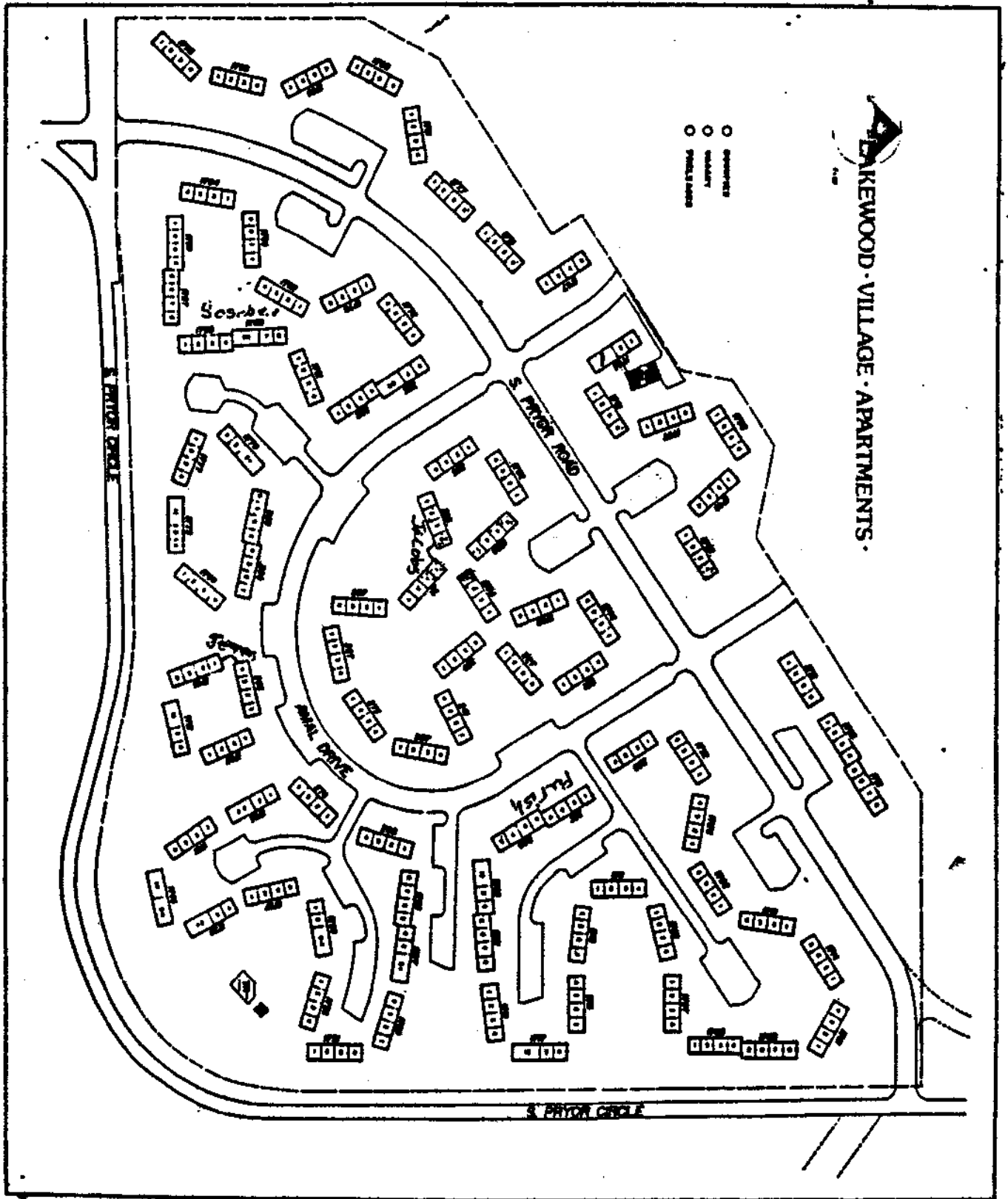
Sec. 8 Welcome

- LAUNDRY ROOM

- 24 HOUR
MAINTENANCE



- 24 HOUR
MANAGEMENT
ON-SITE



THE HIGH FIVE LIMITED CORPORATION

The HIGH FIVE LTD. is a real estate investment firm. The corporation is organized under the Georgia Corporation code. HIGH FIVE LIMITED is organized and managed the same as a "small business corporation" as defined in IRC section 12-44 (c).

The board of directors consists of Edward Gant, Jr., Laverne Bayless, Lawrence Isaac and Cynthia Newbille-Marsh. The corporate officers are Mr. George High, President, Dr. Clifton E. Marsh, Vice President and Mrs. Virginia High, Secretary Treasurer. The corporate headquarters is located at 2728 Wesley Chapel Road, Decatur, Georgia 30034.

The HIGH FIVE Corporation is a small business with a big heart. Even though it is a corporation for profit, one of the articles, 1X of the corporation states, "at any time the Directors of the Corporation deem necessary, a not for profit subsidiary can be created to solicit funds for the operation of community service and human development programs, e.g., education, recreation, cultural and economic." Presently, HIGH FIVE LTD. owns controlling interest in the Lakewood Village Apartment Complex. (50 buildings = 200 units).

The complex provides housing for many low income, elderly and individuals on fixed incomes. This project will provide a unique opportunity for the business community to work with the city government. Furthermore, the Homeless Empowerment Project is part of the overall mission of the corporation to enhance the quality of life for individuals and groups in Atlanta, Georgia.

PROGRAM METHODS

It is not practical to simply house homeless people and not provide them with skills to support themselves to enable them to become independent of social programs. Our goal is to "empower" the homeless, which means to enable them to develop job seeking/keeping skills, coping skills and provide part time employment and refer homeless people to job vacancies. The idea is consistent with the famous proverb that says, "Give a man a fish he can eat for the day. Teach a man to fish and he can eat for a lifetime."

The empowerment program will provide a literacy program in reading, writing and basic math for 3 hours a day, 5 days a week. The literacy sessions will be 3 days during the week Tuesday to Friday from 6 to 9 P.M., and on Saturday from 9 A.M. to 12 noon. We will evaluate each persons skills and provide individualized education plans. The program will also refer individuals to General Education Programs (GED) and vocational training.

During the work day hours, from 9 to 5, homeless persons will be taught job seeking skills, i.e. resumes, reading want ads and making contacts, interview techniques, proper dress, language and behavior. They will also be taught time management, interpersonal and employee/employer relations. The program will also instill a sense of pride and restore the homeless person's sense of self esteem. We will help the individual to perceive themselves as worthwhile and valuable human beings, independent of their social circumstances.

Due to the fact that we do not have the facilities or the expertise to work with drug abusers and persons who suffer from mental illness, they will be evaluated and directed to medical care and substance abuse treatment centers. We recognize that homelessness is not simply an isolated economic problem, but a social problem impacting major institutions in the community. Therefore, solutions should integrate the home, church, school, business, government and community agencies to address the needs and problems confronting men, women and children who are homeless in Atlanta, Georgia.

The Homeless Empowerment Project will include the following components:

1. Housing and food allowance
2. Literacy program in reading, writing and basic math
3. An introduction to the world of work and careers
4. Job development and job referrals
5. Social and career counseling
6. Development and maintenance of a community wide network of interrelated human services.
7. Part time employment
8. Recreation program
9. Self esteem building

1990 - 1991 BUDGET

A. PERSONNEL

1. Project Director	\$35,000	
2. Assistant Director	\$27,000	
3. Consultant/Program Evaluator. \$50 an hour, 10 hours per week = \$500 weekly	\$24,000	
4. Four part time teachers, 2 reading/writing and 2 math at \$10 per hour x 15 hours per week = 15 x 4 = \$600 a week or \$2400 per month	\$28,800	
5. Two job developers/career counselors (full time) \$23,000 x 2	\$46,000	
6. Secretary (full time)	\$18,000	
7. Employment stipends for homeless, part time community service minimum wage jobs	<u>\$50,000</u>	
	TOTAL	\$228,800
Fringe benefits, insurance, medical, workmans comp. life insurance - 20% of personnel salaries	<u>\$45,600</u>	
	TOTAL	\$274,400

B. EQUIPMENT & SUPPLIES

1. Repairs and maintenance of buildings	\$25,000	
2. Travel	\$5,000	
3. Office space rental and utilities	\$12,000	
4. Equipment	\$20,000	
5. Postage	\$1,000	
6. Office supplies	\$3,000	
7. Educational materials	\$7,500	
8. Maintenance and building supplies	<u>\$10,000</u>	
	TOTAL	\$83,000

C. HOUSING COST - RENT FOR 156 PEOPLE

1. Thirteen 1 bedroom @ \$260 per month (\$3,380)x12 months =	\$40,560	
2. Thirteen 2 bedroom @ \$310 per month (\$4,030)x12 months =	\$48,360	
3. Thirteen 3 bedroom @ \$410 per month (\$5,330)x12 months =	<u>\$63,960</u>	
	TOTAL	\$152,880
4. Food allowance for unemployed		<u>\$24,000</u>
	PROGRAM TOTAL	\$534,780
Include 15% indirect costs =		<u>\$80,217</u>
	PROGRAM TOTAL WITH INDIRECT COSTS	\$614,997