

ReStart3:20

Business Plan



Prepared By:

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Mission Statement

ReStart is a community center which was created to open doors to a path for the homeless. Our mission is to give the homeless, **a hand up not a hand out**, to restart their lives and become a contributing member of their community.

Purpose

Our primary mission is to, over the next two decades, create an additional 500 single occupancy housing units to help provide permanent homes and rapid housing for Atlanta's homeless.

Restart's will also create a low barrier to entry day shelter for the homeless population in the City of Atlanta giving our clients the opportunity to start their day with hot showers and clean clothes. And through collaboration with existing non-profits, quasi-government, government and community outreach programs provide our clients a path to a door to ReStart their lives. ReStart will not offer or create programming for our clients but will leverage existing programming and services already in existence and focusing on helping the homeless population.

Vision

Purchase and renovate small apartment complexes of (15-25) units to ultimately create 500 single occupancy housing units in the City of Atlanta over the next 10 years. We will achieve this through purchasing two – three complexes each year.

Our vision is that one complex per year will be utilized for those homeless clients that are permanently physically or mentally disabled and one complex will be utilized for rapid deployment housing to solve immediate needs of our clients.

ReStart's low barrier to entry day shelter will also, in addition to providing showers and laundry facilities, provide mailboxes to clients who need to receive their information and documentation of the financial aid they have been granted.

Our facility will provide existing support services, focused on Atlanta's homeless population, a centralized free location with direct access to Marta (rail and bus service) and act as a hub to process and screen applicates for other non-profits focusing on Atlanta's homeless populations.

Connecting with exiting government and non-government organizations ReStart will provide a centralized easy to access facility for social and financial services aimed at supporting and ultimately significantly reducing homelessness in the City of Atlanta.

Value

Creating this prescreening facility will allow our homeless population access to services they are possibly unaware of or difficult to access in an environment that has a low barrier to entry, is respectful, safe, informative and helpful.

ReStart's facility will allow organizations the ability to pre-qualify applicants in an environment that will allow their HQ staff to operate more productively and efficiently in providing their specific services to their client base.

Creation & Strategic Plan - Phase I

ReStart was established as a non-profit 501(c)3 corporation in October 2015. Our mission is to assist

existing organizations and government entities in their fight against homelessness in the City of Atlanta through providing our 10,000 SF office warehouse facility to be utilized as a day shelter and prescreening facility to non-profits who feel prescreening applicants for their services will allow their organizations to be more productive.

ReStart plans to annually solicit donations from foundations, private individuals, government based grants as well as hold several fund raisers in order support their \$450,000 - \$500,000 annual budget. (see attached)

With a homeless population in the City of Atlanta in need of additional low barrier to entry day and night shelters, particularly should the Peachtree & Pine facility which presently accommodates 700-800 homeless people daily potentially closing in 2017 or 2018, ReStart can help fill a void to help meet the need of the city's homeless community.

ReStart's facility is strategically located at 561 West Whitehall Street, SW, a short walk to the West End Marta Station and less than a ½ mile from a diamond interchange at I-20 and Lee Street.

With a City of Atlanta fire station immediately adjacent to our north, the Marta rail line to our east and a vacate 7,500 SF metal building to our South there are virtually no neighborhoods or businesses in the vicinity to complain about our client population.

ReStart's goal is open their low barrier to entry day shelter by August 2017. Through our collaboration organizations, including Partners for Home CofC, Gateway, Crossroads, Atlanta Mission, and Central Atlanta Progress ReStart plans to provide free office space for any support service currently offering housing, legal, vocational, financial and social assistance to the homeless population of the City of Atlanta.

The cost to build the low barrier to entry day shelter is \$120,000 (budget attached). With the commitment of Daniel & Karen Levison Family Fund of up to \$25,000, ReStart as of March 1, 2017 total commitments of \$100,000. All capital campaign donations are being deposited in a separate capital campaign account at Wells Fargo and will not be co-mingled with ReStart operating account.

Strategic Plan - Phase II - 2018 & Beyond

From our discussions with knowledgeable individuals in the homeless space, such as, Jack Hardin (Principal with Roger & Harden), Catheryn Marchman (ED of Partner for Home), Protip Biswas (United Way Atlanta), Rapheal Holloway (ED Gateway Center), Jim Reese (ED Atlanta Mission), Tony Johns (ED Crossroads), Aaron Goldman (OpenDoors Atlanta), Ivan Rouse (Atlanta Community Investment Group) and AJ Robinson (Central Atlanta Progress) we have learned there is also a very significant shortage of single occupancy residences available to provide permanent housing for today's homeless.

Beginning in 2018 ReStart goal is to purchase, renovate and provide permanent single occupancy housing and rapid development housing units each year for Atlanta's homeless. The goal is to have the majority the units within (3) miles of ReStart's facility.

We believe, an individual having their own primary residence will more quickly regain their dignity and self-respect giving them the desire to once again become a productive member of our society.

Through existing HUD programs and collaboration with the city of Atlanta's 501(c)3, Partners for Home, ReStart's long term goal is to provide single family occupancy residences for 500 homeless (50 per year for

10 years) for the permanently disabled homeless population and those homeless who have just fallen on hard times and through the proper, financial and social services support, *(a hand up not a hand out)* individuals can once again become contributing members of our community.

"Partners for HOME is excited about the incredible value add ReStart will bring to our continuum of care as a low barrier day shelter. ReStart is committed to being an integral partner to the homeless continuum of care by aligning with the continuum's strategic vision of creating a clear path to ending homelessness. We look forward to a continued partnership with ReStart." - Catherine Marchman, Executive Director, Partners for HOME (City of Atlanta's 501(c)3 non-profit

Current Staff

Barry Singer – Executive Director
Operations Director - Lee Porter III
Founder - Daniel Levison

Barry Singer

During his nearly two-decade involvement in social services Mr. Singer has held a wide array of positions giving him the experience required to handle all the required duties of an Executive Director of ReStart. Below is a sample of the various positions Mr. Singer has held.

City of Atlanta Jail Chaplain

Consulted ant Trained Groups to Start Jail and Prison curriculum

Created and administered (2) two sober living/transitional houses in Cobb county

Consulted and advised other organizations with starting sober living/transitional houses

Lee Porter; III

Currently Mr. Porter is a student at Luther Rice University Seminar with plans to graduate in 2017. Mr. Porter also has extensive experience with Inter-City Youth Missions, and Youth/Children Ministry. Having a host of administrative and clerical knowledge makes Lee an asset to any organization.

Recreational Therapist, Heaven's Cove 2011-2012

Duties involved distribution of medication, organization of in-facility activity, and personal attendance to individual patients for various appointments.

Volunteer Assistant Director, Cornerstone Missions d/b/a Atlanta Children's Coalition 2000 - Present

Responsibility involved managing overall financial and insurance risk. Mr. Porter also is involved in the daily administrative functions as well as promoting the vision of the Ministry within the Atlanta community and the local municipalities.

Daniel Levison

Daniel Levison has more than 37 years of commercial real estate experience involving investment analysis, investment brokerage, third party management and leasing as well as personal investment.

In 1985, he also founded Real Property Data (RPD), which was Atlanta's first online multiple listing service. In 1989, Real Property Data merged with Jamison Commercial Real Estate Research Services, which ultimately created Costar Information's Atlanta office.

In 1998 Mr. Levison founded Atlanta Investment Properties. Between 1998 and 2014 AIP acquired or developed approximately 1.5 million square feet of multi-tenant commercial space in more than 30 buildings throughout Atlanta. In late 2015 AIP sold much of its portfolio for slightly over \$35M.

It was with proceeds from this sale that helped created ReStart.

FINANCIAL BUDGETS

Attached are:

Projected Capital Budget for Day Shelter

Projected Operations Budget 2017, 2018 & 2019