

BUILD STRONG COMMUNITIES



VETERAN HOUSING BUSINESS PLAN

“Leading By Example”

Serving the Community Since 1977



DEVELOPMENT OUTREACH, INC.

HATTIESBURG, MISSISSIPPI • NEW YORK, NEW YORK

EMAIL: DEVELOPMENTOUTREACH@NYC.RR.COM

WEBSITE: WWW.DEVELOPMENTOUTREACHING.COM

VETERAN & SENIOR HOUSING

Barry Campbell, a United States Veteran Administrator and Founder of V.Q.L.A.N (Veterans Quality of Life Access Network Inc.) in conjunction with Development Outreach, Inc. have formed an alliance to acquire the resources to develop Transitional Housing for United States Veterans coming home.

Mr. Campbell working out his New York office has been diligently involved in the Veterans Field for over 30 years, ensuring the Veterans of the United States are being serviced fairly. He has been instrumental in helping those who come home become knowledgeable about acquiring the benefits due to them.

The website www.vqlan.org created by Barry Campbell is dedicated to championing the cause of all Military Veterans, which list a plethora of programs and referral services available including:

1. Housing & Up to date Apartment Listings
2. Jobs
3. Schools
4. Government, State, City and V.A. Hospital Services
5. Drug and Rehab Services
6. Homelessness
7. Social Security Claim
8. Free Food & Clothing
9. Training Programs
10. Attorney Assistance

These are just some of the Services VQLAN Inc. & Mr. Barry Campbell provides. Development Outreach, Inc. is excited to join forces with such a reputable and caring individual to help assist in giving our Veterans a better quality of life.

SENIOR HOUSING

Briefly, Senior Housing has been the staple of Development Outreach, Inc. for the past two (2) decades. With the commitment of Ismail Shamsid-Deen, President and CEO of the Not For Profit Company known as well as DOI, overall housing services which initiated with the provision for low to moderate income families has been provided to the community at large for over 35 years.

In 1992 Bethany Baptist Church engaged Development Outreach, Inc. to be a part of the development team to construct the first senior housing project, a seven (7) story, 77 unit Section 202 HUD financed facility aptly named, "Henry Brooks Senior Housing". In conjunction with that project, in 1997, Development Outreach co-sponsored with Bethany Baptist Church once again to construct a second Section 202 HUD financed facility, a 57 unit housing facility named "Mt. Morris Plaza Senior Housing"

Today, with development opportunities arising, DOI is seeking to explore building Senior Housing in its affiliate city, Hattiesburg, Mississippi as the company has been licensed by the state to conduct business.

Development Outreach, Inc. is excited to bringing a better quality of life to Mississippi and its senior citizens as it has done in the Greater, New York Community.

Building strong communities is the mantra Ismail Shamsid-Deen, its staff & affiliates are not only devoted and dedicated to, but extremely compassionate about. It is our determination to continue to provide seniors across the country with better housing and better services.

We all must do our part...



DEVELOPMENT OUTREACH, INC.

SERVING THE COMMUNITY FOR OVER 30 YEARS

www.developmentoutreachinc.com

Development Outreach, Inc., a not-for profit, 501 (c)(3) corporation, located at 270 Lenox Avenue, New York, NY, specializes in providing housing and services to low-moderate income singles families with children and the elderly since 1977. Development Outreach, Inc., provides Housing Consulting Services, Real Estate Management Services, 7A Administration, and under the auspices of its President, Development Outreach, Inc., is duly licensed to transact business as a Real Estate Brokerage Company. Our community services include co-sponsorship of Section 202 Supportive Housing for the Elderly, Nutrition programs for the Elderly, Social activities for the Elderly, Youth Mentorship Programs, Health and Wellness programs, After-school programs, HUD Neighborhood Network sites, and Intergenerational Programs.

HUD Section 202 Supportive Housing for the Elderly

Our commitment to senior services includes the sponsorship and management of Section 202 Supportive housing. Currently we provide a full range of services for the management, maintenance and operation of 134 units of Section 202 housing for the elderly, which serves approximately 160 seniors. In 1992 we were selected by Bethany Baptist Church as part of their development team for the construction of Henry Brooks Senior Housing. This HUD financed Section 202 Supportive Housing Project for the Elderly of 77 units, which we presently manage, opened for occupancy in July of 1994. The 7 story site consists of (76) + (1) units; (19) studios and (57) one bedroom units, (8) of which are handicap accessible. In its most recent REAC physical inspection (2011) Henry Brooks Senior Housing project earned a score of 98% with no exigent deficiencies.

In 1997, Development Outreach, Inc., co-sponsored with Bethany Baptist Church the acquisition, development and construction of Bethany /Development Outreach Mt. Morris Plaza Senior Housing project, a HUD Section 202 Supportive Housing Project of 57 units, which we presently manage, opened for occupancy in December of 2003. In its most recent REAC physical inspection (2010) Bethany/Development Outreach Mt. Morris Plaza Senior Housing project earned a score of 99% with no exigent deficiencies.

Both facilities are beautifully maintained and serve as models of Development Outreach's commitment to a better quality of life for the elderly.

Past Management	Property	Units	Location	DEVELOPMENT / REHAB / CONSTRUCTION EXPERIENCE	Project	Units	Cost	Lender	Role
	2 W 130 th St. HDFC	10	New York, NY		2 W 130 St HDFC	10	200,000	HPD	C
	513-17 W 135 th St HDFC	60	New York, NY		31-33 W. 129 St. HDFC	18	301,367	HPD	C
	1608 Amsterdam Ave	18	New York, NY		35-37 W. 129 St. HDFC	18	600,000	HPD	C
	462 West 142 nd St. HDFC	10	New York, NY		43-45 W. 129 St. HDFC	24	1,300,000	HPD	C
	546 West 156 th St. HDFC	30	New York, NY		51-53 W. 129 St. HDFC	24	225,000	HPD	C
	942 Columbus Ave.	20	New York, NY		46-50 W. 129 St. HDFC	35	875,000	HPD	C
	424 East 115 St. HDFC	15	New York, NY		226 W. 113 St. HDFC	18	275,500	HPD	C
	31-33 W. 129 St. HDFC	18	New York, NY		513-517 W.135 St. HDFC	61	882,000	HPD	M
	35-37 W.129 St. HDFC	24	New York, NY		Bethany HDFC	77	6,000,000	HUD	M
	43-45 W.129 St. HDFC	24	New York, NY		Bethany/Development	57	7,000,000	HUD	PCM
	46-50 W. 129 St. HDFC	30	New York, NY						
	51-53 W. 129 St. HDFC	24	New York, NY						
	1045 Anderson Avenue	48	Bronx, NY						
	4718 Richardson Avenue	6	Bronx, NY						

C = Co-Developer

M = Manager

P = Co-Sponsor

BOARD OF DIRECTORS

ISMAIL SHAMSID-DEEN
President
FREDERICK FELICIEN
Vice President
RASHID AHMAD
Secretary
ERIC SHAMSID-DEEN
Treasurer/Comptroller
MARGIE MERCER - Board Member
EDLEENA ALEXANDER - Board Member
SYE DEAN - Board Member

COMPANY INFORMATION

DUNS NO: 037813102

SIC Codes:

83990100 Community Development Group

NAICS Codes

531311 Residential Property Managers
531312 Nonresidential Property Manager

EXECUTIVE OFFICE

270 Lenox Avenue
New York, New York 10027

212-427-0320 office
212-831-8892 fax

developmentoutreach@nyc.ny.gov
www.developmentoutreachinc.com



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INFORMATION SHEET

Company Incorporated: December 13, 1977

Corporation Status: 501 (c) (3) Not For Profit

Organization Purpose: Provide Community Services such as Housing for elderly & low to moderate income families as well as social programs for seniors and youth

Main Office: 270 Lenox Avenue, New York, NY 10027

Phone: (212) 427-0320

Fax: (212) 831-8892

NY Site Office #1: 63 West 124th Street, New York, NY 10027

NY Site Office #2: 304 West 154th Street, New York, NY 10039

Mississippi Affiliate Office: 1303 Bernard Street, Hattiesburg, Mississippi 39401

Presiding Officers:

- Ismail Shamsid-Deen, President
- Frederick Felicien, Vice President
- Akbar Shaheed, 2nd Vice President
- Rashid Ahmad, Secretary
- Eric Shamsid-Deen, Comptroller
- Sye Dean, Project Manager
- Zina Brazier, Board Member



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YOUTH MENTORSHIP

Development Outreach, Inc. and its affiliates have designed a Youth Mentorship Program which will help teach young people to make good decisions for future success. The Program targets young people from the age of 6 to 24 years old. These are the impressionable years where guidance helps nurture the mind.

It is essential, particularly in the lives of our Youth, who may come from disadvantaged communities across America to understand they can be successful. How do we engage them into comprehending the concept that they are worthy of success?

Our Youth Mentorship Programs objective is to teach them the following:

I. Life Skills:

- a. Communicate Goals
- b. Express Feelings
- c. Discover Self
- d. Make Good Decisions

II. Anger Management/Conflict Resolution:

- a. Recognize how anger affects you
- b. Control Emotions when faced with anger
- c. Learn how to manage conflicts

III. Transitioning to Adulthood:

- a. Transitioning to independent living
- b. Qualifying for available resources
- c. Choosing college or job preference

IV. Pathways of Success:

- a. Help individual maintain positive view
- b. Help improve self-esteem
- c. Paint a picture of success

V. Financial Literacy:

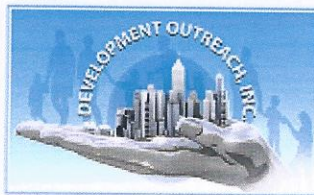
- a. Identify ways to become self sufficient
- b. Understand budgeting
- c. Seek resources and tools available
- d. Learn about Business Development

VI. Small Business:

- a. Entrepreneurship
- b. Consider different sectors of industry
- c. Learn Team Work

The Program divided into sessions in the aforementioned order provides leadership, business and career coaching to young people who are looking to further understand their goals, ambitions, talents, skills and available resources.

Our fundamental objective is to uplift our Youth of Today to help them become the Educators of Tomorrow.



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ENTREPRENEURSHIP: SMALL BUSINESS TRAINING COURSE

Development Outreach, Inc. Module Six: Small Business

- a. Entrepreneurship
- b. Considering different Sectors of the Work Industry (Businesses)
- c. Team Work

Course Description:

Beginning with an initial 60-90 minute workshop, our Entrepreneurship Course targeting youth between the ages of 12 to 24 years old will consist of a step by step descriptive analysis entailing how to teach a person to start their own business as an entrepreneur and the tools in which it takes to make the business successful.

Workshop Outline:

I. Introduction to Entrepreneurship:

- 1. Learn what is an Entrepreneur
- 2. Difference between Entrepreneurship vs. Employment
- 3. How to become an Entrepreneur
 - a. Develop a business concept/idea that is viable
 - b. Learn business fundamentals
 - c. Strategize (Research and Analyze)
 - d. Initiate a Plan of Action (Goals and Objectives)
 - e. Execute (Put Business Plan into Motion)

II. Considering different Sectors of Work Industry (Businesses)

- 1. What type of Business
 - a. Finance to start
 - b. Budgeting
 - c. Marketing

III. Team Work

- a. Discipline
- b. Attitude
- c. Work Ethic

Upon the completion of the Orientation Workshop on Entrepreneurship, we will conclude with a "Question and Answer" dialogue to further the students understanding of what was learned and processed during the course of the Workshop.

Our Course on "Entrepreneurship: Small Business" will be centralized, which will include the following related Business Curriculum:

- Session #1: Business Development
- Session #2: Financial Management
- Session #3: Marketing Your Business
- Session #4: Administrative Functionality
- Session #5: Management Methods/Operational Accountability
 - a. Maximizing Costs
 - b. Minimizing Losses

- Session #6: Taxation Responsibility
 - a. Forms needed to start business
 - b. General Tax Information
 - c. How and Where to obtain advice

We offer "Two Additional Sessions" incorporated if requested, which will consist of the following below:

- Session #7: Businesses Expansion
- Session #8: Government Sponsorship for Small Businesses