

Saint Stephen's Way

-MASTER PLAN

To Provide Affordable Housing, with Supportive Services, To Homeless Families With Schoolchildren in Brevard County

Ministry Genesis

- The founder heard of a young couple with two infant children who found themselves displaced from their home, and without resources. The couple had approached a local fire department with the idea of giving their children up because they simply could not find a shelter to take them in.
- The mother and children were taken in by a local agency, while the father was left to his own means. The family was eventually reunited in a suitable apartment, but the emotional trauma of separation left scars.
- Though this is only one family story, the imprint was strong, and the mandate clear! Many families with school aged children are displaced and separated.
- This was the genesis of Saint Stephen's Way. We Keep households together, providing a holistic solution in setting goals, learning skills, and accessing the services needed to build a stronger, healthier and self-sufficient family unit.
- St. Stephen's Way provides affordable housing along with supportive services to homeless families referred by Catholic Charities, Brevard Family Partnership, Brevard C.A.R.E.S and Family Affairs.

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Homeless Children in Brevard School System State of Florida Department of Education Statistics for Year Ending June, 2018

On June 30, 2018, there were 2,765 homeless children of 79,032 total enrolled students:

- 206 were living in shelters; 111 were living in cars, temporary trailer parks, or campgrounds;
- 382 were living in hotels or motels; and 2,066 were children sharing housing with other people

Office of Student Services, reported the numbers of homeless children over the last nine years:

2010 to 2011 - 1,156	2013 to 2014 - 1,600	2016 to 2017 - 2,262
2011 to 2012 - 1,350	2014 to 2015 - 1,981	2017 to 2018 - 2,763
2012 to 2013 – 1,445	2015 to 2016 - 1,973	2018 to 2019 - 2,907

In school year 2016/2017, 13% of homeless children were held back a year, at an estimated cost to taxpayers of slightly more than \$2,700,000, (cost per student = \$7,500)

The lack of affordable housing was cited by ABC News, as primary reason for homelessness among families. Channel 9, WFTV Orlando reported March 15, 2019 Central Florida the worst area in the United States for Affordable Housing. 87% seeking affordable housing are unsuccessful.

Statistics are latest reliable on homelessness. Pandemic occurred and numbers since are unreliable.

Rent Statistics And Affordability

(Statistics by RENTCafe.com – May, 2022)

The average monthly rental cost for an apartment in South Brevard:

■ Melbourne = \$1,562 Palm Bay = \$1,408 Palm Shores = \$1,340 West Melbourne = \$1,694

For Melbourne, the <u>average</u> monthly rental cost by size of unit:

One Bedroom

\$ 1,483

Two Bedroom

\$ 1,790

Three Bedroom

\$ 2,200

Example: A husband and wife, work 70 hours per week, and both earn \$11.00 per hour. Their total family gross pay is \$3,334. Affordable monthly rent at 30% of family income is \$ 1,000.

■ In March, 2019, WFTV Orlando reported Central Florida the worst Affordable Housing Crisis in the nation. 87% of families seeking Affordable Housing are unsuccessful.

Policies for Client Families

- Policy We will respond to every family who seeks entry to the Saint Steven's Way Affordable Housing Program regardless of age, creed, race or religion.
- Program eligibility/qualifications/criteria for families:
 - Must be U.S. Legal Residents, displaced by definition of homelessness
 - Must be employed with a minimum family income
 - Must be able to pass drug tests and credit checks
 - Must not have felonies in last seven (7) years
 - Must not have more than one bankruptcy or eviction
 - Must have children enrolled in Public or Private schools in Brevard County
 - Must be referred by intake partners of Saint Stephen's Way
 - Must provide proof of income for monthly rental fee
 - Must agree to follow all Saint Stephen's Way Program Rules
 - Must have no pets, or willing to give up pets prior to entrance into SSW program
 - Preference given to Fathers with children and male children over age of 12

Supportive Services

We equip families for success through our Trans4mational Life program.

This program is based on our Wellness Performance Model, in which the family is empowered to a pathway of optimal living.

It is a self-directed and evolving process of achieving full potential.

It teaches additional skill sets for enhanced performance.

It is both positive and affirming.



SUPPORT SERVICES / PARTNERS

- Society of St. Vincent DePaul
- Catholic Charities
- Trinity Rescue Mission
- CareerSource Brevard
- Brevard C.A.R.E.S.
- Genesis House
- Brevard Health Alliance
- Brevard 211

Ascension Social Concerns

Brevard Family Partnership

Brevard Homeless Coalition

Housing Authority of Brevard County

Family Allies

Homebuilders & Contractors

Association of Brevard

Criteria For Housing

- Ideally, all housing units will be together, as a single community, to provide for ease of management, administration of supportive services and as a neighborhood support for families.
- All housing units will have three bedrooms and two bathrooms.
- Monthly rent for each apartment will be 30% of Family Income.
- The project will have forty residential units and a community center building.
- The project will be financially self-sustaining upon completion.
- All housing units will be in single story buildings.

Site Plan

Once Saint Stephen's Way acquired the property on Crane Creek, the land went through lots of testing.

- Boundary Surveys
- Title Surveys
- Environmental Studies
- Certification of Wetland Boundaries
- Soils Survey
- Iterations of Site Plans after each test
- ▶ Finally ========→

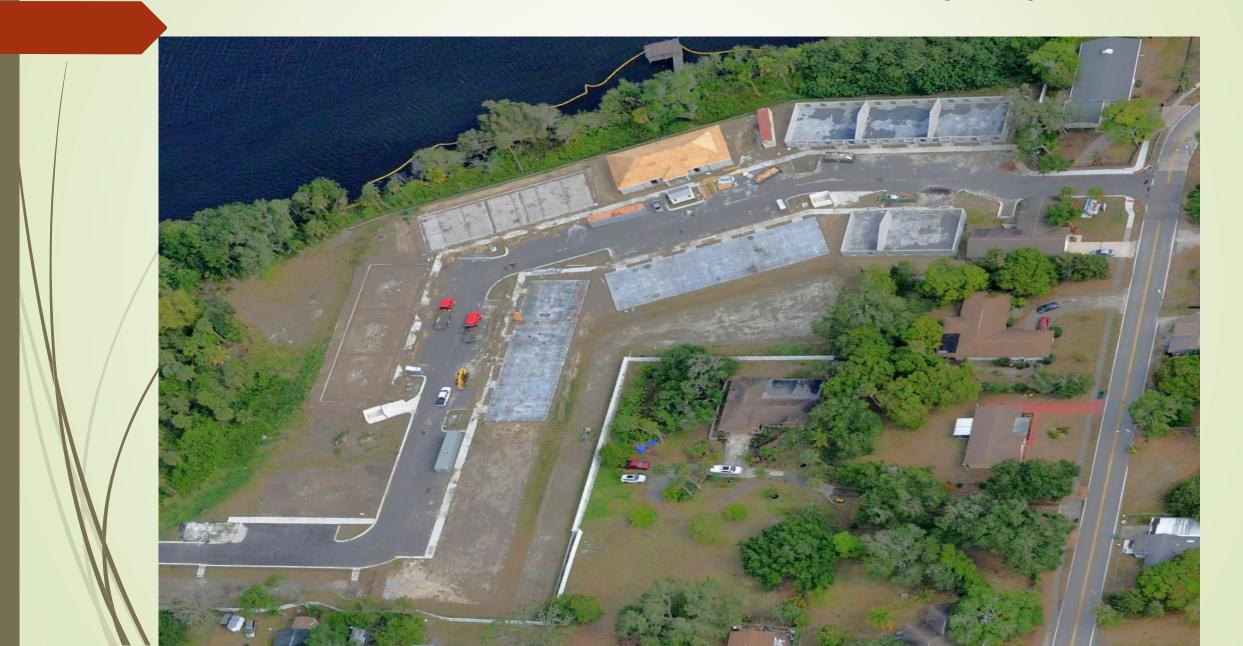


SITE PLAN Claue Cleek Building 1 6 Apartments Holman Community
Center Building Building 4 5 Apartments Building 2 3 Apartments Building 3 6 Apartments Water retention area Building 5 6 Apartments Building 6 6 Apartments **Ω-** ≜ * Building 7 5 Apartments Building 8 3 Apartments **Q**-Canal Street exit

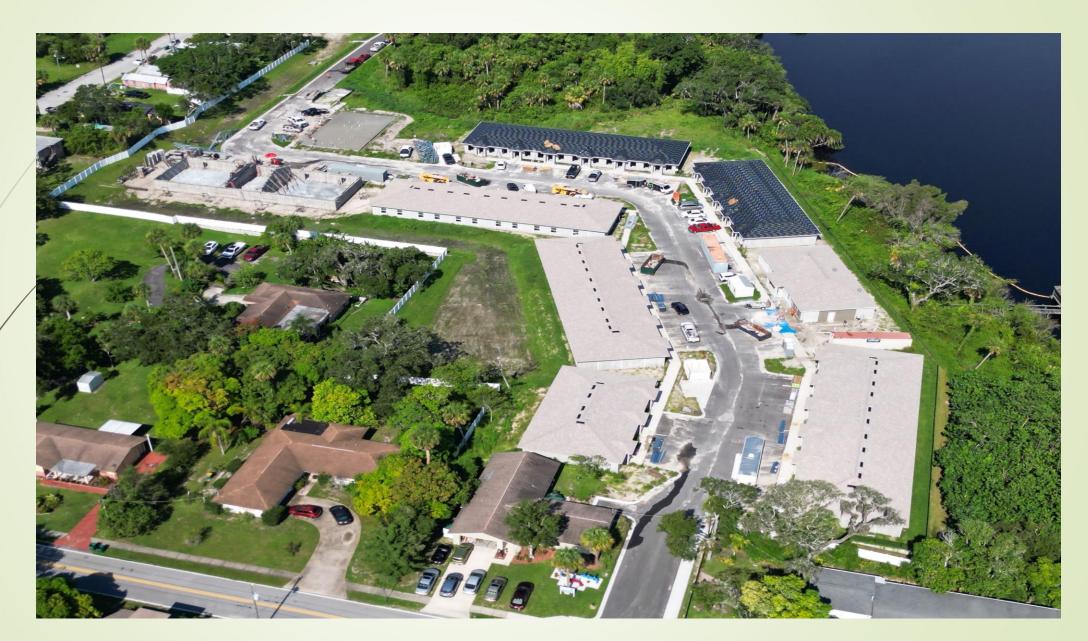




This photo was taken in March, 2023 as we now have buildings being erected



August 2023 roofs on and foundations & walls being erected on last two buildings.

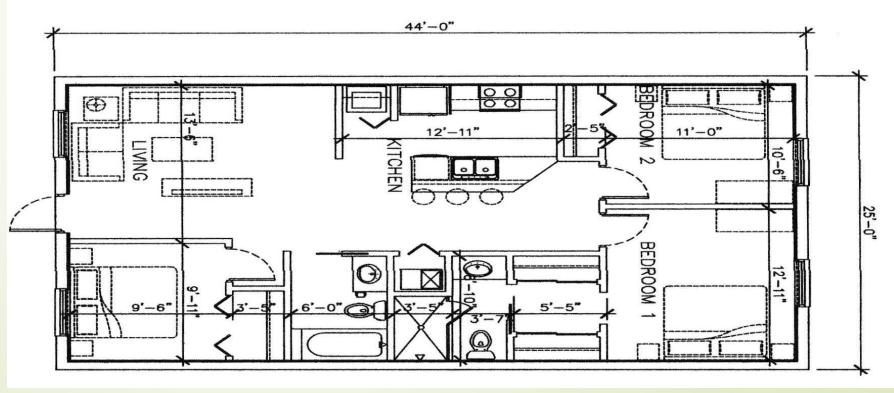


Conceptual drawing of apartment building to be built.

Has 6 Units, each with 3 bedrooms and 2 Bath

Typical floor plan with 3 bedrooms and living room in the corners





CONSTRUCTION COSTS AND CURRENT STATUS

CONSTRUCTION COSTS:

LAND \$ 2,000,000

LAND DEVELOPMENT COSTS 1,579,806

► HOLMAN COMMUNITY CENTER BUILDING 568,763

■ 40 RESIDENTIAL APARTMENTS 7,169,705

TOTAL SOFT COSTS 1,331,879 \$ 12,650,153

- STATUS:
- ► CURRENT STATUS ALL LAND DEVELOPMENT FINISHED; FINANCING CLOSED ON JULY 27, 2022.
- CURRENTLY IN PROCESS OF CONSTRUCTING APARTMENT BUILDINGS AND HOLMAN COMMUNITY CENTER
- TARGET COMPLETION DATE FOR ALL CONSTRUCTION IS MARCH 8, 2024.
- CURRENT FINANCES AS AT DECEMBER 31, 2023:
- CASH ON HAND \$ 691,575
- PLEDGED DONATIONS OUTSTANDING
 19,418
- CONSTRUCTION LOAN MONIES PAYABLE (DRAWN)
 5,498,843
- TOTAL CONSTRUCTION LOAN MONIES AVAILABLE 2,751,157
- TOTAL CONSTRUCTION COSTS TO BE INCURRED FOR COMPLETION 2,562,829

PHASES OF CONSTRUCTION WITH REMAINING COSTS:

■ LAND PREPARATION - ROADS, FENCING, WATER & SEWER,	
SIDEWALKS, WATER RETENTION & PARKING	\$ 86,472
HOLMAN COMMUNITY CENTER AND EIGHT APARTMENT BUILDINGS	
WITH 40 UNITS, EACH WITH THREE BEDROOMS AND TWO BATHS	2,740,163
TOTAL REMAINING SOFT COSTS	447,687
TOTAL REMAINING CONSTRUCTION COSTS	3,274,322
■ LESS - CASH ON HAND \$ 691,575	0,-1,
LE33 - CA3H ON HAND \$ 671,575	
- CURRENT DONATION PLEDGES RECEIVABLE 19,418	
- DEPOSITS MADE FOR CONSTRUCTION IN PROCESS 500	711,493
■ REMAINING CONSTRUCTION COSTS AT DECEMBER 31, 2023	\$ 2,562,829

APPEAL

- In order for Saint Stephen's Way to continue its efforts to build affordable housing, to provide to homeless families with children in the Brevard School System, we need your help.
- To make a contribution or donation, please visit our WEBSITE at www.ssway.org/

OR

- Send a check to us at, 2310 Lipscomb Street, Melbourne, Florida 32901
- To make a pledge, seek additional information or to ask questions, please contact our offices at 321-306-8873 and ask for one of the following:

President, Eddie Struttmann, (cell 321-543-5577) Executive Director, John Farrell, (cell – 321-306-8874)