

# THE CATALYST



spring 2022

## Affordable Housing Matters!

When Tekiva divorced and moved to Brevard from Wisconsin with her three sons (ages 11, 12, and 15), in the Summer of 2019, she wanted to be with family. The plan was to live with her parents while she got a job and secured a place of her own. Tekiva anticipated that it would take about six months to get on her feet.

Then COVID happened, and an already difficult housing market became even more difficult.

Tekiva said, "My income and the pricing of housing didn't match up. Apartments were \$950 to \$1100 for a two-bedroom and my budget was \$800 to \$900. Sometimes utilities were included, and sometimes not. A lot of them would look great online or on paper, but it would be a different situation when I showed up." Tekiva even tried to work a second job for a while but found that she never saw her sons, who needed their mom even more in the transition. She added, "It made no sense to me how a single parent could make it. How can a person without kids make it?"

For context, the average fair market rent for a modest two-bedroom apartment in Brevard County is currently \$1270, according to the National Low Income Housing Coalition. The hourly wage necessary to afford such an apartment is \$17.28- well below Florida's minimum wage of \$10 per hour. That means a single mom working a minimum wage job would have to work 114-hour work weeks to afford rent. At Greater Heights, the average annual income is \$21,000 and rents are based upon income.

Tekiva searched every day for over a year before she found Greater Heights. Upon submitting all of the required paperwork, she received a call from Property Manager, Carla Brown, that she was on the wait list and it could be as long as a year before something became available. Tekiva was so relieved to find such nice housing in her price range that she was resolved to wait if necessary. What a wonderful blessing it was when Carla called a month later with an open 4-bedroom unit.



*What lifts me up is seeing my boys happy.*

Tekiva remembers the reaction from her boys, "The smile on my son's faces to each have their own room...when I told them they didn't have to share, they were ecstatic."

Today, the boys have friends in the neighborhood and play outside. They are doing well in school and often attend the DOCK in the afternoons. Her oldest son hopes to work at DOCK summer camp this year. Tekiva is saving money for the first time in years. She is getting to take the boys to Orlando for a day or go to dinner and a movie.

Carla says that Tekiva is a "Property Manager's dream tenant" and "being able to see her and her kids feeling happy and secure is what this job is all about!" Tekiva shared how much she values Carla working with her and "It's great that I can talk to someone. I am glad I have that support system."

**2021 Impact Report Inside!**



## SPECIAL RECOGNITION

While her leadership spanned multiple areas of the city, we had a “front row seat” to see the significant impact Denise’s efforts made for neighborhood revitalization in the Booker T. Washington community.

Denise was instrumental in helping secure funding for the Booker T. Washington

signage and making sure that the neighborhood had adequate infrastructure, lighting, and updated park amenities. She spent countless hours jumping administrative

hurdles to assure Neighbor Up received government support for the operations of the DOCK, PAL, and Neighborhood Association programs. Denise supported housing projects such as our Greater Heights Apartments and Habitat for Humanity homes. She helped secure approval for street renaming to honor the DOCK’s founding director, Irene Summerford. Denise also enjoyed relating with the people and organizations she was serving. Her love for others, along with her hard work, made Denise an effective, joyful advocate for the residents of Melbourne and especially the Booker T. Washington neighborhood.

Thank you, Denise!



## VOLUNTEER SPOTLIGHT:

### Diann Farbowitz and scholarship



*Loyal DOCK supporter  
– Diann Farbowitz*

When Diann Farbowitz moved to Brevard, she was seeking a volunteer opportunity but not necessarily with children. When a friend from her Bible study invited her to give volunteering at the DOCK program a try in 2014, she came along to be a good sport and has been a supporter ever since!

Early on, Diann was impressed by Evelina Cruz, a beloved Youth Program Aide. Evelina showed her the ropes and assigned her a group of kids to tutor and mentor. Diann admired the way that Miss Ev cared about the children and acting in their best interest. Diann said, “She treated everyone fairly. She was tough but it was because she treated them like they were her own children.”

When Evelina lost her battle with cancer in early 2020, Diann was compelled to honor her 13-year contribution to the DOCK and began a scholarship in her name. In the Fall of 2020 and 2021, Diann initiated a letter campaign to friends, family and with those whom she does business (like doctors, accountants, etc.). To date, she has raised close to \$4000. Through a Florida Pre-paid College program called “STARS” (Scholarship Tuition for At-Risk Students), Neighbor Up is able to purchase a tuition plan at a significantly discounted rate. The scholarship will be awarded to a high school graduate from the DOCK. If you are interested in giving to the scholarship fund, please send a check to Neighbor Up Brevard with “DOCK scholarship” in the memo line.

## EVANS SPOTLIGHT:

Growing up on Florida’s Gulf Coast was tough. By his mid-twenties, Vince had been to jail 14 times and prison twice. Something drastic had to happen if he was going to change his life, so eventually, Vince left the life and “friends” he knew to start over in Brevard. Part of starting over was finding steady, well-paying work with potential for growth, but that is challenging without a formal education in the trades. Vince was discouraged until a staff person at CareerSource Brevard recommended that he attend an environmental training cohort delivered by the Sustainable Workplace Alliance (SWA). Vince waived but ultimately took the course and said, “Within a week of completing this cohort, I was hired at a great company with great benefits and pay.”

“The Evans Center is proud to partner with the SWA to help improve the quality of life for Vince and others in our community by providing access to job training, and other resources.” says Susan Hardison, Evans Center Director.

For David Casavant, Program Director for SWA, “The Evans Center is an important partner in our Environmental Career Launch project. We absolutely love being able to work with the Evans Center to serve the surrounding community by providing job training and placement services and our graduates have moved on to sustainable, well-paying jobs in the Brevard market. Positive change is happening and we’re excited to be a part of this movement!”



*Students of the Environmental Career Worker Training Program at the Evans Center*

# 2021 IMPACT REPORT



DOCK teens were employed as Junior Leaders for summer camp 2021.

## Here's what you made possible in 2021!

### The DOCK

Kids who attend the DOCK come from households where socio-economic factors are stacked against their success in school:

**87%** of households are led by single moms.

**100%** low-moderate income with an average household income of **\$25,000**

**73%** Black and Hispanic



The DOCK is leveling the playing field and setting youth on a path for academic and lifelong success!



The average GPA of DOCK youth is 2.9 with 56% of participants achieving a 3.0 or higher (the high school graduation requirement is 2.0).



No child with regular attendance has been arrested or dropped out of school since the DOCK opened in 2004.

The DOCK graduated **4** seniors in 2021 and has graduated over 25 since the teen program opened in 2018.



## How we do it:

The DOCK served 109 unduplicated youth ages 5-19 after school and for summer camp in 2021.

The DOCK was open as a safe haven for 1200 hours after school and during the summer.

DOCK youth received over 220 hours of academic support and 80+ hours of character education.



The DOCK served over **1600 lunches** and over **8000 healthy snacks**.

## 2021 IMPACT REPORT

**\$19,000**

is the average household income at Greater Heights and rents are based on income.

Greater Heights is a great place to live! Crime in the BTW neighborhood has dropped by **67%** since the DOCK and Greater Heights were built.

## Greater Heights

Total number of Greater Heights residents:  
48 (27 adults, 21 children).

The average fair market rent for a two-bedroom in Brevard is **\$1270**.

The hourly wage necessary to afford such an apartment is **\$17.28**.

For a single mom working a minimum wage job, that would require a **114-hour** work week.



Calls to the MPD are down 35% in the neighborhood and 90% on the block.

**Make a gift to Neighbor Up  
Brevard – Make an INSTANT &  
LOCAL IMPACT!**

## Gifts from the Heart

2 locations in 2021

Parents from 208 families purchased gifts for their children.

This program is the effort of 10 partner agencies.



  
**589**

children received three gifts each.

**6**  
seasonal employees.



**98**  
volunteers.

# 2021 IMPACT REPORT

93 

is the average number of households who patronized the market every day.

Through partnerships with Sustainable Workplace Alliance and Brevard Public Schools, Evans Center helped 37 adults receive job training and placement.

# Evans Center

Evans Center is raising the standard of health!  
The Evans Center is 6,000 square feet dedicated to healthy living.

The Evans Center serves 2,500 households of the Powell/Driskell Heights subdivisions.



As a host site for the summer Read n' Feed program, Evans fed a total of 187 children, with an average of 50 children attending each day.

The Brevard Health Alliance Clinic at Evans served 1832 patients in 2021.



The Evans Center is currently providing 12 new jobs in the neighborhood.

Since opening our doors in 2019, Evans Community Market has mentored 17 teens in their first job.

"Eat the Rainbow" Cooking Camps taught 44 youth kitchen safety and healthy eating habits by preparing a variety of colorful, delicious meals!



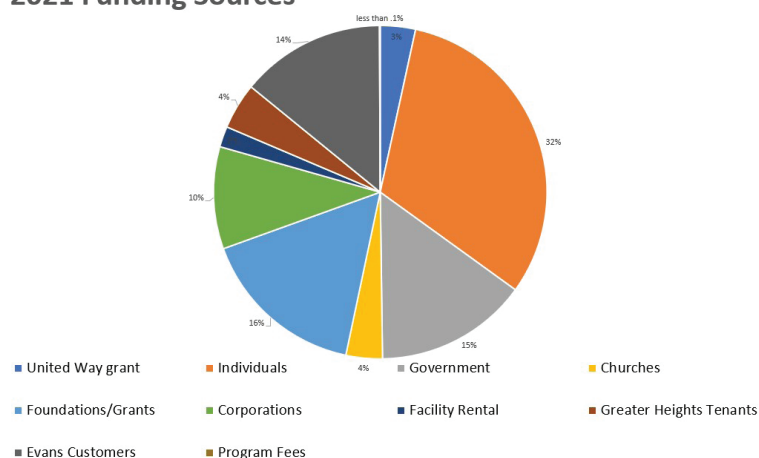
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## 2021 Funding Sources



# Donations sustain the mission of Neighbor Up Brevard

*To plan, facilitate and implement solutions for the revitalization of impoverished communities.*

Neighbor Up Brevard has been blessed with generous grants from the following sources since the last issue of the Catalyst. Thank you for your support!

Eau Gallie Rotary  
Health First Foundation

NextGen  
L3Harris Foundation

Margaret Binz Foundation  
Wawa Foundation

City of Melbourne



DOCK youth enjoy one of their favorite activities – cooking class made possible by Community Foundation for Brevard



DOCK youth attending a performance of Frozen at the Cocoa Village Playhouse



DOCK teens decorate for Christmas



DOCK kids love regular art time



DOCK summer campers enjoy a field trip to Jungle Adventures, which was made possible by the Margaret Binz Foundation



A DOCK teen practicing a new skill



DOCK youth enjoying an education trip to Sea World and Wonderworks



## Special thanks to our Community Partners—donors who make a monthly pledge to Neighbor Up Brevard and provide necessary operating funds for the organization:

Mary & Rick Blucker  
Tom & Linda Brandon  
Stephanie Brinson  
The Revs. Cynthia & Ellis Brust  
Ryan Brown  
Michael Carey & Lynn Brockwell-Carey  
Jordin Chandler  
Mark & Katherine Cobb  
LeRoy & Arlene Darby  
Ashlee & Ernest Davidson  
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Leslie Tibbetts  
Trinity Wellsprings Church  
Amy & Brian Turner  
Mark & Judi Wallace  
Kim White & Booker Schmidt

**GIVE WITH CONFIDENCE!**



Neighbor Up Brevard is proud of our Guidestar platinum seal.

## LETTER FROM THE EXECUTIVE DIRECTOR



What lifts you up? This is a question that our board and staff have been asking as we've prepared for the 2022 Breakfast. This year's theme is "Together we rise"! It reminds me of the famous quote penned by Dr. Martin Luther King in his Letter from Birmingham Jail. King wrote, "Injustice anywhere is a threat to justice everywhere." He was reminding us

of our connectedness as God's children, and of the promise that when we work together to give everyone opportunity, our society grows stronger. Diversity is celebrated, fellowship is enjoyed, the dignity of others is affirmed! These things happen at Neighbor Up Brevard every day, and it is uplifting!

The impact report in this Catalyst issue captures metrics related to the DOCK, Greater Heights, Evans Center, and

Gifts from the Heart. The numbers are impressive. But behind the numbers are *people who are rising...together!* They are folks like the single dad who has made a home for his family at Greater Heights...the elderly ladies who meet for breakfast at Evans market... children doing their homework at the DOCK...volunteers creating a beautiful Christmas store... neighborhood leaders meeting to plan this summer's Read and Feed program for kids in the community...the teen being mentored for his first job interview....

On behalf of Neighbor Up's board and staff, thank you for joining us as we pursue a collective vision for community development. "You shall raise up the foundations of future generations, you shall be called Repairers of the Breach, and Restorers of Streets to Dwell in" (Isaiah 58:12)

*Lynn*

## Recent Donors Contributing \$500 or more\*:

Bank of America  
Boater's Exchange  
Wendy Brandon  
Brandon Development Enterprises, Inc.  
Hartley & Brenda Caldwell  
Anthony & Sara Catanese  
Vic and Pati Chaffiot  
Kathy Chamblin  
Christian Care Ministries  
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Myles Wilkinson  
The Rev. Joy Willard-Williford & Mark Williford  
Matt Williams  
Mike & Theresa Williams  
John Willison

\*donations received between 9.2.21 and 3.1.22

[www.neighborhoodupbrevard.org/breakfast](http://www.neighborhoodupbrevard.org/breakfast)

Join us in celebrating 20+ years of neighborhood revitalization  
including DOCK youth along with supporters, volunteers, friends and staff.  
7:30 – 8:00: registration & coffee  
8:00 – 9:30: program and breakfast

**May 6, 2022**  
**8 a.m. to 9:30 a.m.**  
**Hilton Rialto**

# 2022 Breakfast

Hope inspired. Community driven.



**TOGETHER WE RISE!**



**NEIGHBOR UP BREVARD**  
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NEIGHBORUPBREVARD.ORG

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