

## Spring 2026 Newsletter

### Celebrating 25 Years of Community Development

For the past 25 years, Neighbor Up Brevard has remained deeply rooted in the Booker T. Washington Park neighborhood. As a Christian Community Development (CCD) organization, our mission is to address the social, economic, and spiritual needs of communities through holistic, collaborative, and participatory approaches.

Our community has been significantly impacted by the creation of programs such as **The DOCK**, **Greater Heights Apartment Community**, and **Gifts From The Heart Christmas Shop**. These programs help empower individuals and the community to take ownership of their development and work towards a shared vision of flourishing for all. By emphasizing relationships, restoration, and reconciliation, Neighbor Up Brevard has helped transform the community from the inside out, addressing the root causes of poverty, injustice, and inequality.

**While we've made great strides over the past twenty-five years, there is still much more to do! We will remain resolute and unswerving in ensuring:**

- \* Children across the community have access to high-quality after-school programming and summer enrichment activities that offer a range of opportunities to support their learning and personal growth.
- \* Individuals and families have access to safe, secure, and affordable housing to reduce the risk of homelessness and related issues.
- \* Our neighbors have access to spaces and opportunities that positively influence their professional (or academic), emotional, and social well-being.

The accomplishments made over the past 25 years serve as a powerful witness in a world marked by division, injustice, and isolation. Our approach: **doing with, not for**. It has brought us this far and shall lead us onward as we strengthen our roots, broaden our territory, and lead transformation for generations to come!



## Spring 2026 Newsletter

### 2025 Impact Report

- The Dorcas Outreach Center for Kids (DOCK)**

An after-school program that offers a safe space for students in grades K-12. At The DOCK, kids have access to a variety of learning, recreational, and enrichment activities that support academic success, health and wellness, skill development, and good citizenship.



Eighty-two percent of the kids we serve are from single-parent families. Of these families, 63% are extremely low income, 25% are very low income, and 12% are low income. Additionally, 90% are members of the BIPOC (Black, Indigenous, People of Color) community.

While these factors can significantly impact a student's ability to complete high school and achieve their educational goals, children at The DOCK gain access to educational interventions, community support, and social-emotional skills development to help keep them on the right track to graduation.



Children Served:

**101**

Grades K-12, after-school during the 2024-2025 school year;

**64**

Grades K-12, during the 2025 summer break;

**100%**

High School graduation rate;

**100%**

DOCK students advanced to the next grade; Average GPA: 2.73

**50**

Current enrollment for the 2025-2026 school year;

**0%**

Law enforcement/juvenile justice involvement, teen pregnancies, student dropouts

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# THE CATALYST



## Spring 2026 Newsletter

### 2025 Impact Report

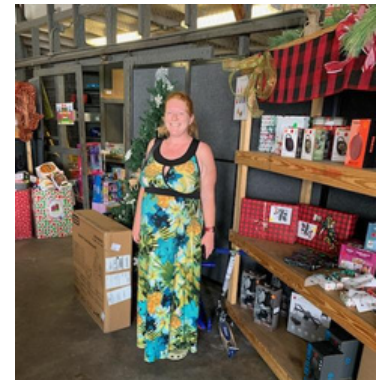
#### • Gifts From The Heart (GFTH) Christmas Shop

A multi-agency joint partnership program that offers a dignity-affirming Christmas shopping experience to families that are served throughout the year by a coalition of local nonprofit organizations.

Covenant Partners: Community of Hope, Family Promise of Brevard, Healthy Start/Healthy Families

Corporate Partners: Sorensen Moving & Storage, Trees & Tinsel for Tots

Locations: Eastminster Presbyterian Church & Roundhouse at Family Promise of Brevard



- 1,400** Gifts Collected
- 235** Children Served
- 120** Community Volunteers
- 89** Families Served

**Unlimited Books  
& Stocking Stuffers**

### Testimonials

*"This is such a blessing. When you're a kid, and you find out Santa isn't real, it's sad. When you're a mom, and you have to pretend Santa is real, it's hard... Thanks for making it easier."*

*"I appreciate this opportunity to be able to afford gifts for my kids' Christmas this year. Thank you, this helps us out a lot."*

*"The staff were wonderful & thank you so much for making Christmas memorable!"*

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## Spring 2026 Newsletter

### 2025 Impact Report

- **Greater Heights Apartment Community (GHAC)**

An 18-unit affordable housing program that offers quality housing options to income-eligible individuals and families. The program empowers residents to meet their own needs by reducing their housing costs, allowing them to allocate more income to other essential needs.



Check out the exciting news about the expansion of GHAC on the next page!



**57** Families provided safe, affordable housing since 2009.

**28** Families currently waitlisted.

Average length of residency: **6 years**

**44 Residents** currently housed in **27 Adults,**  
**AFFORDABLE** well-maintained units: **17 Children.**

**100%** of survey respondents report an improved quality of life.

**100%** of survey respondents consider GHAC a safe neighborhood.

### Testimonials

*"I was able to go back to college and earn my AA and BA."*

*"I can give each of my sons their own room, plus living at Greater Heights makes it easier for me to afford being a single mom."*

#### **Greater Heights kept us from being homeless.**

*"Thank you for the opportunity to live here. It really has helped me, and I'm glad to call this home."*

*"I am very grateful for this community for providing my children and me with a safe, stable roof over our heads."*

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## Spring 2026 Newsletter

### We Are Adding Eight New Rental Homes This Year

Neighbor Up Brevard is expanding and increasing access to affordable housing by constructing eight (8) new rental homes. The addition of these rentals will increase the housing capacity of the Greater Heights Apartment Community (GHAC) to 26 semi-detached homes. This new development project is a major milestone for Neighbor Up Brevard and the entire community, especially families that have been profoundly impacted by the shortage of affordable housing options, the high cost of living, and low incomes.

By offering lower housing costs in a secure and supportive environment, GHAC helps reduce financial stress, fosters a sense of community, and provides more individuals and families with access to the foundational stability necessary to build a better life.



#### DEVELOPMENT TEAM:



### The Housing Crisis

According to the National Low Income Housing Coalition, Florida ranks among the top states with the highest housing cost burdens, where nearly 1 in 3 households spends more than 30% of their income on housing. The impact of this crisis is widespread, affecting economic stability, educational outcomes, and community cohesion.

Recent statistics highlight the urgency of the issue:

- **Rising Rents:** The average rent in Florida has increased by over 30% in the past five years, outpacing wage growth.
- **Low Availability:** Florida faces a shortage of over 400,000 affordable rental homes for extremely low-income households.
- **Home Prices:** Median home prices in the state have surged by nearly 50% since 2019, making homeownership unattainable for many.

### The Broader Impact of Affordable Housing

The need for affordable housing in Brevard is undeniable, but so is the impact of effective, community-focused solutions. At Neighbor Up Brevard, we remain steadfast in our mission to provide housing that inspires hope and catalyzes prosperity. GHAC offers one, two, three, and four-bedroom apartments for working families and seniors with low to moderate incomes.

[Learn more at https://neighborupbrevard.org/greater-heights/](https://neighborupbrevard.org/greater-heights/)



# THE CATALYST



## Spring 2026 Newsletter

### Letter from the Executive Director

As I reflect on the past year, I am both grateful and humbled by the incredible strides we made together in 2025. Thank you for your unwavering support, commitment, and prayers!!!

Last year was a testament to our tenacity and resiliency as a nonprofit organization. Despite various challenges at the local and federal levels, we remained steadfast in our mission to serve our community with excellence. We successfully navigated increased demand for services and met the growing needs of our community; fostered a more collaborative approach to accomplishing our mission by strengthening community partnerships; and enhanced our financial management strategies, which allowed us to stay afloat while mitigating the impact of unprecedented funding delays and shortfalls.

***Without your support, we would not have been able to successfully navigate these challenges and continue to make a significant impact on our community --Thank you!***

Looking ahead, I am excited about the prospects and opportunities that lie before us- elevating the quality of programming at The DOCK; expanding the Greater Heights Apartment Community; and multiplying the reach of the Gifts From The Heart Christmas Shop so that we can better serve all of Brevard County.

***Thanks again for neighboring up to actively serve others and build community as we endeavor to drive out darkness, one block at a time.***

*Those from among you shall build the old waste places; You shall raise up the foundations of many generations; And you shall be called the Repairer of the Breach, the Restorer of Streets to Dwell In.  
- Isaiah 58:12 NKJV*



**LaShaundra McGhee**  
Neighbor Up Brevard's Executive Director

Scan the QR Code Below to:

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### GIVE WITH CONFIDENCE!



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**UNITED WAY**  
Space Coast

Neighbor Up Brevard is a proud United Way partner agency.

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# THE CATALYST



## Spring 2026 Newsletter

### 2025 Community Partners

Linda & Tom Brandon  
 Rev. Canon Ellis & Cynthia Brust  
 Natasha & Brian Cartagena-Spencer  
 Denise & Tyrone Carter  
 Rica Castro-King  
 Jordin Chandler  
 Ashford Clunie  
 Joe Crowell  
 Dorinda Culla

Ashlee & Ernest Davidson  
 Joe & Pennie DiPrima  
 David Dischler  
 Melissa & Michael Euziere  
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 Sherry & Edwin Ferrari  
 Susan & Dan Frey  
 Jeanette Gibbons  
 Nancy Hall  
 James & Clara Jackson

Ellen Jones  
 Edward & Mary Kinberg  
 Juliana & Paul Kreul  
 Michelle & Eric Mello  
 Kim & Nat Miller  
 Christine Myers  
 Beka Reiersen  
 Jeri & Jim Ronaldson  
 Tiffany & Steven Sergis  
 James & Janeille Sisserson

Slug a Bug  
 Donald Smith & Ronda Horton  
 Ken Stackpoole  
 Leslie & Tim Tibbetts  
 Trinity Wellsprings Church  
 Amy & Brian Turner  
 Susan & Julio Vallette  
 Mark & Judi Wallace  
 Kim White & Booker Schmidt  
 Matt & Madison Williams

### 2025 Board Members

**Leslie Tibbetts, President**

Vice President of Commercial Services,  
 Community Credit Union

**Jordin Chandler, Vice President**

Government Affairs Manager,  
 Waste Management Inc. of Florida

**Melissa Euziere, Secretary**

Junior High Division Head,  
 Holy Trinity Episcopal Academy

**Juliana Kreul, Treasurer**

CPA, Senior Manager, Carr, Riggs,  
 and Ingram

**Tracy Almeda-Singian, Member**

Vice President, Strategy Director,  
 Leo Burnett

**Denise Carter, Member**

Housing Administrator,  
 Community and Economic Development Department, City of Palm Bay

**Anthony Catanese, Member**

President Emeritus, FIT

**Justyn Cole, Member**

Vice President of Business Development,  
 Sorensen Moving & Storage

**Ryan Jesenik, Member**

COO, Orion180

**Brooke Jones, Member**

Associate Advisor, Savant Wealth Management

**Jaimie King, Member**

Community Volunteer

**Monica Newman-McCluney, Member**

Head of Corporate Social Responsibility  
 for Embraer Foundation for US

**Tracy Nitti, Member**

Director of Board Relations, L3Harris

**Beka Reiersen, Member**

Vice President of Human Resources,  
 Orion 180

**Jeri Ronaldson, Member**

Community Volunteer

**Marcus Smith, Member**

Licensed Financial Services Representative,  
 New York Life

**Susan Vallette, Member**

Community Volunteer

**Matt Williams, Member**

Partner, Matthew Development LLC



Hope inspired. Community driven.

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