



Providing food.
Providing housing.
Providing hope.

Bold Partners – *Lasting Impact*

Providence Place is no longer just a vision—it is rising from the ground at 850 S. Apollo Blvd.

In April, horizontal construction began, marking a major milestone for a project years in the making. By July 2027, this site will become home to Providence Place: 120 units of deeply affordable, supportive housing designed to serve some of Brevard County’s most vulnerable neighbors. But what makes this project truly remarkable is not just what is being built—it’s how it is being built, through bold partnerships and shared investment in a stronger, healthier community.

At the heart of this progress are two transformational partners: Steadytown Foundation and Space Coast Health Foundation. Each has made a \$5 million impact investment in Providence Place, demonstrating an extraordinary level of commitment to long-term solutions for housing and health. This is the first investment of its kind for Steadytown Foundation and Space Coast Health Foundation, and both will be repaid at very low interest rates, so the dollars will be recycled for subsequent community investments. This innovative local financing strategy will significantly lower the project cost compared to comparable affordable housing in the region (see the cost-per-unit table).

Steadytown Foundation, led by Keith and Keri Donald, has brought more than funding to the table. As a local private operating foundation focused on community development, Steadytown Foundation is contributing the land itself and serving as a co-developer alongside Providence Connects. Their hands-on involvement has been instrumental in moving Providence Place from concept to construction, helping to ensure the project’s long-term sustainability and success. Their investment reflects a deep belief that stable housing is essential infrastructure for a thriving community.



Providence Connects Executive Director, Jeffrey Njus, with Johnette Gindling (CEO/President, Space Coast Health Foundation) and Keith Donald (Founder, Steadytown Foundation).

Equally transformative is the partnership with Space Coast Health Foundation, an organization whose mission is rooted in improving the health and wellness of Brevard County residents. Established in 2010 following the sale of Wuesthoff Health System, the foundation has a long-standing commitment to addressing the region’s most pressing health needs through collaboration, research, and strategic investment. Their \$5 million impact investment in Providence Place underscores a powerful truth: housing is healthcare.

As their President and CEO, Johnette Gindling, shared, “A home is a foundation for health. It offers a solid, safe place to live and opens the capacity to focus on improving physical and mental health. Providence Place will provide that home and open the capacity to health. Space Coast Health Foundation applauds Providence Connects’ work and its mission to remove barriers to health.”

(story continued on pg. 2)

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EXECUTIVE DIRECTOR

(Partnership with Steadytown Foundation and SCHF continued)

That philosophy is woven into every aspect of Providence Place. This will not simply be housing—it will be a comprehensive, supportive environment where residents can access the care and resources they need to stabilize and thrive. Through a key partnership with Brevard Health Alliance, residents will have access to an on-site federally qualified health clinic offering primary care, behavioral and mental health services, dental and vision care, and pharmacy access. Beyond healthcare, Providence Place will provide education and job training, healthcare navigation, employment opportunities, life skills development, and reliable transportation—removing barriers that too often prevent individuals from moving forward.

The project is further strengthened by a network of dedicated community partners, including the City of Melbourne, which has committed \$3 million; the Community Foundation for Brevard and the Brevard Homeless Coalition provide leadership and funding; the Housing Authority of Brevard will provide housing vouchers; and Certified General Contractors is the builder. Together, these organizations represent a united front—public, private, and nonprofit sectors working in alignment to address one of the community’s most urgent challenges.

Providence Place is designed to serve very-low- and extremely-low-income households, ensuring these homes remain accessible to those who need them most. Priority placement will be given to individuals experiencing homelessness who have a disability, referred through the Brevard County Continuum of Care’s Coordinated Entry System. This thoughtful, data-driven approach ensures that the housing reaches those with the greatest need and highest vulnerability.

But beyond the numbers and eligibility criteria lies something more human: the creation of a true community. Future residents will find spaces intentionally designed to foster connection and dignity—resident lounges with chef’s kitchens for shared meals, quiet areas and computer labs for work and reflection, and an on-site market for everyday essentials. A fitness center and outdoor spaces will promote physical and mental well-being, while 24/7 front desk support, secure entry systems, and on-site maintenance teams will ensure safety and peace of mind. At Providence Place, the goal is not simply to provide a roof overhead. It is to create an environment where people can rebuild, reconnect, and rediscover a sense of belonging.

This vision is already within reach. With the leadership investments from Steadytown Foundation, Space Coast Health Foundation, and the City of Melbourne, combined with Providence Connects’ own resources, the project has secured 80% of its \$18 million construction goal. The final stretch of the capital campaign is now underway—an opportunity for the broader community to help transform blueprints into doors, keys, and lasting stability. Every contribution from this point forward carries profound impact. It means more than completing a building; it means opening the door to health, hope, and opportunity for individuals who have too often been left without a place to land.

Providence Place represents what is possible when a community comes together with intention. It is a model of collaboration, where philanthropy, healthcare, and housing intersect to create lasting change. It reflects a shared belief that dignity is not a privilege, but a right—and that everyone deserves the chance to flourish.

As walls begin to rise and the outline of this future community takes shape, so too does a renewed sense of possibility for Brevard County. Providence Place is not just becoming a reality—it is becoming a promise fulfilled.

For more information, visit providence.place



	TOTAL COST	COST/UNIT
120 units at Providence Place	\$ 18,000,000	\$ 150,000
116 units in Orlando	\$ 24,000,000	\$ 206,897
30 units in Kissimmee	\$ 9,000,000	\$ 300,000
84 units in Titusville	\$ 27,100,000	\$ 322,619
90 units in Cocoa	\$ 30,000,000	\$ 333,333
72 units in Titusville	\$ 28,000,000	\$ 388,889

Providence Place will be a cost-efficient model for deeply affordable housing. Through community-based development and funding, the cost per unit is significantly less than comparable developments recently built or under construction in our region.

PARTNERS IN HOPE: *Circles of Care at work*

At Providence Connects outreach access points, a valued partner, Circles of Care, brings compassionate care and lived experience together to make a meaningful difference. During the first quarter of this year, Circles of Care supported 50 clients at outreach access points—half navigating mental health challenges and half working through substance use—while ensuring that 100% received peer support. At the heart of this work are dedicated professionals like Cathryn “Cat” Blackburn and Yanna Wills.



Cat Blackburn and Yanna Wills at local outreach access point.

Cat, a Certified Recovery Peer Specialist (CRPS) with two years at Circles of Care, brings 12 years of sobriety and a deep commitment to helping others. Drawing from her own journey, she builds trust through shared understanding, offering a sense of familiarity that allows clients to feel seen and supported. Cat describes her role as a “beautiful connection” between mental health, substance use recovery, and peer support. She believes her work is guided by faith, often witnessing how even a single moment of connection can bring comfort and hope.

Yanna, a Psychiatric Nurse Practitioner (PNP) with 19 years of experience, has also served with Circles of Care for two years. Passionate about mental health, she collaborates with fellow professionals while providing hands-on care, including monitoring vitals and supporting client wellness. Yanna values both short- and long-term connections, finding fulfillment in knowing that helping even one person can make a lasting impact.

Together, Cat and Yanna play a vital role in guiding clients, offering compassionate support, and ensuring a warm handoff to critical resources through Providence Connects.



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MISSION

Walking with our neighbors from surviving to thriving by providing food, housing, and trusted support.

MAILING ADDRESS

Providence Connects

17 E. Hibiscus Blvd.

Melbourne, FL 32901

www.providenceconnects.org

A copy of the official registration and financial information may be obtained from the division of consumer services by calling toll-free 1.800.435.7352 within the state. Registration does not imply endorsement, approval, or recommendation by the state registration #ch1772. 100% of the new proceeds benefit the mission of Providence Connects Inc.

AN UPDATE ON OUR FRIEND *Kevin*



Kevin at home in Texas.

If you’ve attended our events over the years or volunteered at Fee Avenue or one of our outreach sites, you likely know Kevin—a friendly but quiet man in his mid-50s. He was often seen with a book in hand, always willing to set it aside to help unload donations or strike up a simple conversation about the weather.

Kevin experienced homelessness on and off in Melbourne for nearly a decade, at times even maintaining employment without the stability of housing. In his own words, “I keep to myself,

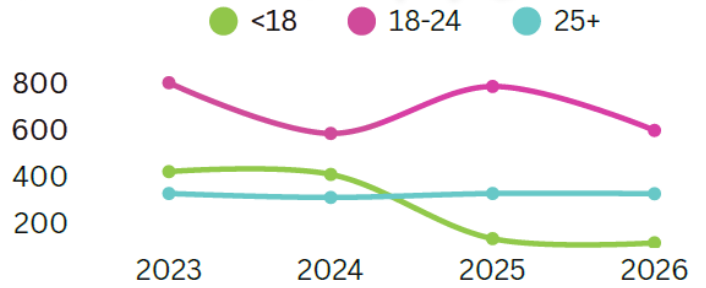
I don’t bother anyone, I don’t judge.”

In March, Kevin suffered a fall that led to a multi-week hospitalization—and, ultimately, a reconnection with his family in Texas. Thanks to the compassion of this community, we’re grateful to share that in early April, Kevin was able to fly home to be with them.

For all who have known and cared for him, it’s a meaningful step toward healing and stability.

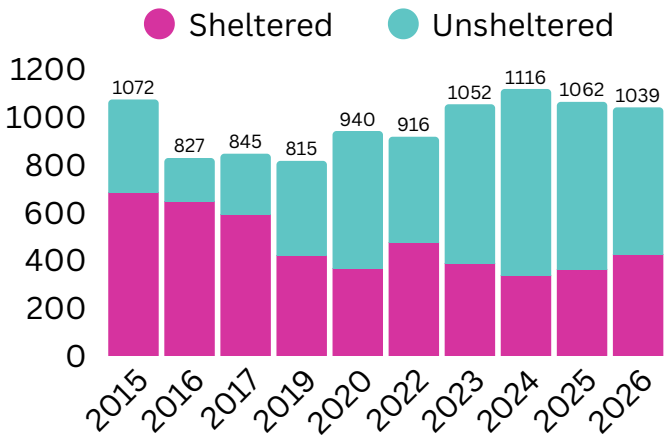
Providence Connects is a proud participant in the annual Point in Time Count (PITC) with the Continuum of Care. The PITC is a count of individuals experiencing homelessness in Brevard County on one night in January. Here are some highlights from January 22, 2026.

Housed and Healthy Brevard



AGING IN HOMELESSNESS

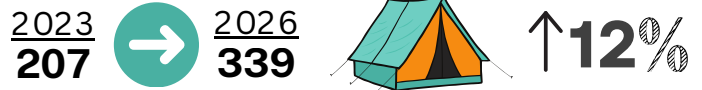
31% age 55+ in 2026, ↑ from 28% in 2023



UNSHeltered HOUSEHOLD TYPE

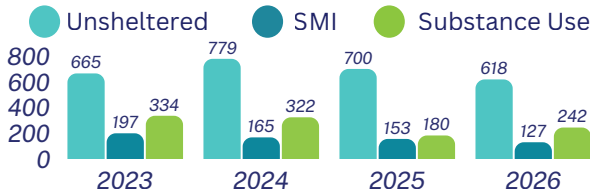
Families make up just 3% of the unsheltered population (2% in 2025), while individuals account for 97%.

CHRONICALLY HOMELESS



Those homeless for longer than a year with a disability account for 51% of the unsheltered. Only 25 had shelter (up from 18 in 2025).

BEHAVIORAL HEALTH CONDITION

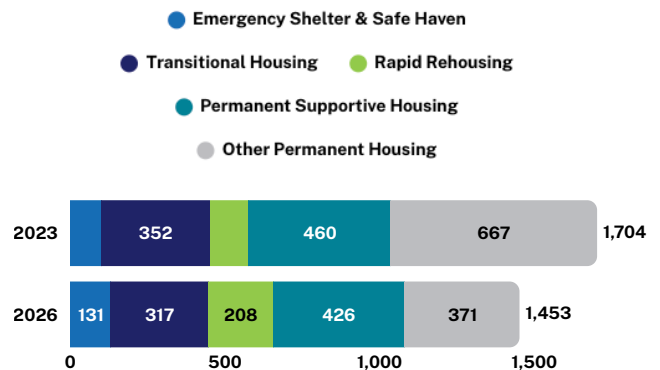


In 2026, 21% had a serious mental illness (SMI) and 14% had a substance use disorder (SUD). Most aren't in a behavioral health crisis — they're in a housing crisis.



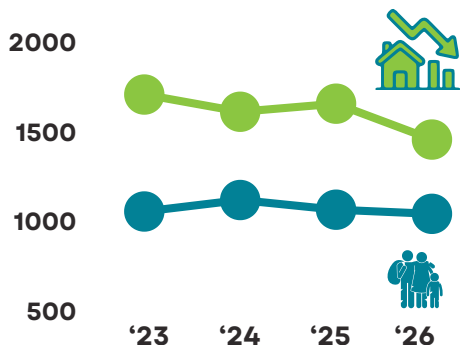
HOUSING INVENTORY COUNT (HIC)

1,453 TOTAL INVENTORY



Serving up to 825 individuals, 601 family members, & 10 unaccompanied minors

HOUSING IS THE SOLUTION!



Since 2023, the rise in homelessness has nearly matched the decline in housing availability!



BREVARD HOMELESS COALITION

Data and graphs provided by the Brevard Homeless Coalition.

EMPLOYEE SPOTLIGHT: *Client Services*

At the heart of Providence Connects, Cynthia Matthews and Sandra Schweizer are more than staff—they are often the first point of contact for people seeking stability and support. In Client Services at Hibiscus Blvd, they welcome up to 175 individuals each day, meeting those facing homelessness, job loss, grief, or the strain of rising costs with dignity and respect.

Their work is where urgency meets humanity. Beyond connecting people to the Fresh Choice Food Pantry, SNAP benefits, health insurance enrollment, or case management support, they create something less tangible but just as essential: a space where individuals are treated as people, not situations.

Cynthia “Cindy” has spent a decade in this field, but what defines her is simple—she genuinely likes people. She first came to the Sharing Center as a food pantry volunteer before stepping into a full-time role, where she continues to help neighbors access the resources they need to stabilize their lives. She understands that even small essentials can shift the direction of a day, or a life.

Sandra has spent years serving people, and she brings that same steady commitment into her role at Providence Connects, which she joined a year ago after stepping away from the workforce to care for her family. She meets every person without judgment, grounded in the belief that sometimes, what matters most is simply a conversation rooted in empathy and respect.

Together, they help register nearly 500 households each week—demonstrating that while resources sustain the mission, compassion is what makes it work.



Cynthia and Sandra in Client Services office.

PROVIDENCE CONNECTS CHAMPION: *Colleen Logan*

Colleen Logan first walked through the doors of the Sharing Center as a client, at a time when she needed support herself. The kindness she experienced stayed with her—and when life gave her the opportunity, she knew she wanted to return it.

Since February 2025, Colleen has been a steady, welcoming presence as a volunteer. Living with a disability and unable to work, she was looking for a way to stay active, build connections, and rediscover a sense of purpose. She found all of that—and more—at Providence Connects.

Colleen began volunteering downstairs, but after complications from osteoporosis and a broken ankle, she needed to shift into a different role. With a background in administration, she found the perfect fit behind the scenes—answering phones, responding to emails, and often being the first voice someone hears when they reach out for help. If you’ve ever received a returned call from Providence Connects, there’s a good chance it was Colleen on the other end.

But for Colleen, it’s about more than tasks—it’s about people.

Her favorite calls are often from those who are struggling quietly: families facing sudden job loss, parents working hard but still falling behind, individuals who feel embarrassed to ask for help. Colleen meets each one with compassion and reassurance.



Colleen at her desk in our administrative offices.

She gently reminds them there is no shame in needing support—and that accepting help today can open the door to helping someone else tomorrow.

“Knowledge and kindness are free,” she says. “It makes me feel better to give that out.”

At the end of each shift, Colleen leaves with something she had been searching for: a deep sense of self-worth, connection, and purpose. Along the way, she’s built new friendships and strengthened her own confidence—proving that giving back doesn’t just change lives, it transforms them.

Thank you to our monthly donors

We want to take a moment to express our heartfelt gratitude to the many individuals who make a monthly gift to support our work. These steady, reliable contributions are the engine of Providence Connects. Monthly giving allows us to plan ahead, budget more effectively, and ensure that our programs remain strong and responsive to community needs. Knowing we can count on your ongoing support gives us the confidence to grow our services and pursue long-term solutions like Providence Place. Together, your generosity is helping create lasting change—and we couldn't do it without you.

Anonymous (20)
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Georget Adams
Ascension Lutheran Church
Gary & Susie Baxter
Norman & Virginia Beck
C.E. & Jean Brashear
Louise Brennan
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accountability, and inclusivity and operate from a position of strong financial health.

Candid's Platinum Seal recognizes philanthropic organizations that demonstrate a deep commitment to transparency,

LETTER FROM OUR EXECUTIVE DIRECTOR *Miracle of Providence*



Dear friends,

It truly feels like a miracle that our community has come together in such a powerful way—that our funding partners

have stepped forward at just the right moments—and that construction has now begun on Providence Place. If you have the chance, I hope you'll drive by the site on Apollo Blvd. between NASA and Babcock, take a look, and say a prayer.

This project would not be happening without the extraordinary generosity of Keith and Keri Donald and the Space Coast Health Foundation. We are deeply grateful. And they are not alone. So many partners have played a crucial role—through financial support, public encouragement, and prayer. Recently, a woman at church shared with me that while she isn't in a position to make a large financial contribution, she prays for Providence Place every day. That kind of quiet, faithful support is part of what has made this possible.

There has been a great deal of hard work along the way, along with important decisions made by our Board of Directors, City Council, and others. At key moments, when the path forward was not always clear, I often returned to a simple instinct: pray and hope for the best. More truly, we trusted in Divine Providence to guide this work.

Our vision for Providence Place is not only to provide housing for those who need it, but to offer the support and resources that help people thrive—and to invite each resident to share their gifts with the broader community. It is a beautiful vision. And it is humbling to see it becoming a reality. There is still much work ahead, and more funds to raise. But we are deeply grateful for the support that has brought us this far—and for the many ways this community continues to show up.

Thank you for being part of this miracle.

Jeffrey Njus

The 3rd Annual

Chili Cookoff *Flavor-packed day full of laughter, connection, joy!*



On March 29

the scent of simmering spices filled the air at our 2026 Chili Cook-off, proving **Community is the secret ingredient to transformation.** This vibrant day celebrated the synergy amount staff, volunteers, donors, friends and partners to help move our neighbors in need from surviving to thriving.

Our Sponsors

Special thanks for the generous support of the 2026 Chili Cookoff.

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Providing food. Providing housing. Providing hope.

**PROVIDENCE
CONNECTS**

17 E. Hibiscus Blvd., Melbourne, FL 32901

THURSDAY,
OCTOBER 22ND



DIGNITY DAY BREAKFAST

Save the Date!

8:00 AM - 9:30 AM | Melbourne Hilton Rialto

Join us as we honor our legacy and invite you to be part of the future taking shape through Providence Place.



providenceconnects.org/dignity