



COMMUNITY DEVELOPMENT CENTER, INC.

## **Tenant to Property Owner for Disadvantaged Youth**



# Miracles Outreach CDC, Inc.

- Mission- The mission of Miracles is to help children become self-sufficient in a loving supportive environment that is safe and secure in order to have a better quality of life. Miracles Outreach has helped to develop and implement multiple programs to address different levels of need for the youth that they serve in the community.
- Miracles Outreach “Fresh Start Program” began providing residential services for girls and boys ages 12-17 in 2007. Fresh Start group homes concentrate on youth who with behavioral impairment, aggressive behaviors, history of physical and sexual abuse victimization, severe conduct disorder, truancy or educational needs, opposition to authority and delinquency. Many of the residents have experienced trauma, such as loss of a caregiver, multiple foster placements, abandonment, physical and/or sexual abuse.
- Goals- Creation of Workforce Housing Units (40 to 50 Units) with a set aside of 10 units for Youth Aging Out of Foster Care. We would like to develop current 70 acres property into multi-family units but we have also located other properties that could suit this development.



Partnering with USF to lead Co-Op Group of students in implementing, designing and surveying effective community programs. 2019 will mark our 5<sup>th</sup> year of working in partnership with USF and have seen more than 40 students graduate to pursue graduate work and employment at agencies throughout the state of Florida.

**Marphil Project – Total Funding (Acquisition & Rehab  
\$260K) Special Needs Housing  
Open August 2019**



**Marphil Project – Before Rehab**



**Marphil Project – After Completion**



# Miracles Outreach CDC

## WEST REGION

**\$1.5 Million FCLF Financing (4 Loans)**

**Financing for acquisition & renovation, and hurricane repair**

**To provide housing and supportive services for at-risk youth**



**“The financing from FCLF allowed us to purchase our first home to continue our mission of providing quality housing for at risk youth and their families. Where no one believed in what we do, FCLF believed and provided!” – Michael Brown, Miracles Outreach Community Development Center**

Walis Project – Acquisition & Rehab

Acquisition – \$84K

Rehab - \$62K

Converting a 3BR/1BA to a 5BR/3BA

Special Needs Housing



## Marshall Project – Acquisition & Rehab

Acquisition – \$233K ( 0% Loan )

Rehab - \$99K ( Grant )

Converting a 4BR/2BA to a 6BR/3BA

Special Needs Housing



## Miracle Walk Project – Acquisition & Rehab Rehab Completion 2020

Acquisition – \$1.25 Million ( 5.5% Loan )  
Rehab - \$649K ( Rehab Grant )

40 Bed Facility

Special Needs Housing

Additional Features – This property has been funded and approved to add solar panels and a multi purpose steel building that will used for arts and crafts, dance classes, music and space for additional programs.



Livingston Project – Multi Family – Acquisition & Rehab

Acquisition – \$255K ( Grant)

Rehab - \$45K ( Grant )

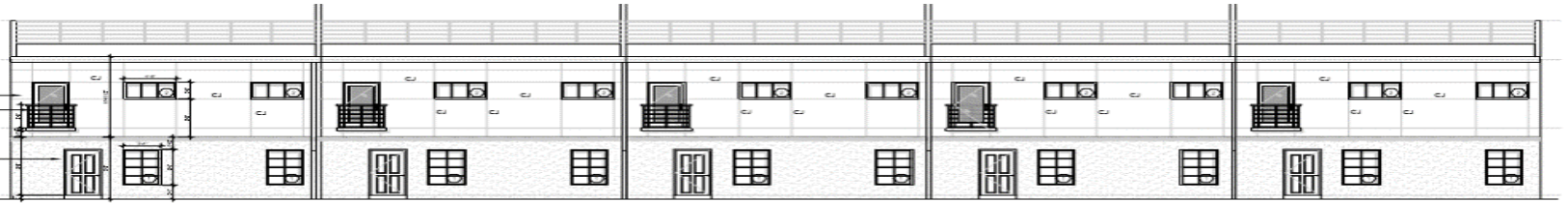
Material Donation - \$35K (Company Donation)

Foreclosed Property Converted to Homeless Youth / Youth Aging  
Out of Foster Housing

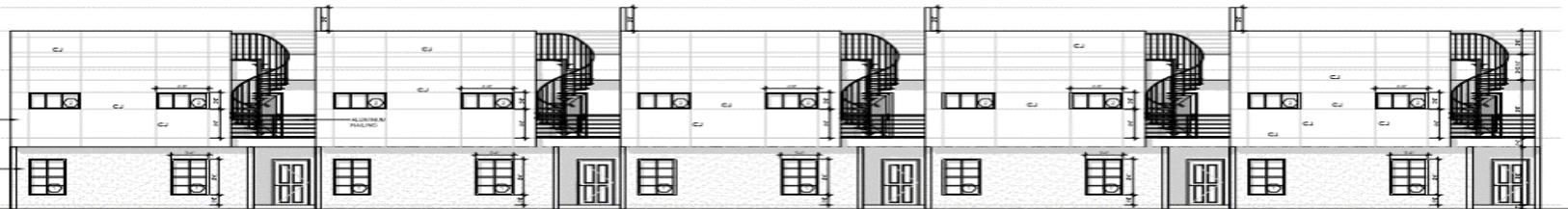
4 Units / 8 Beds

Special Needs Housing

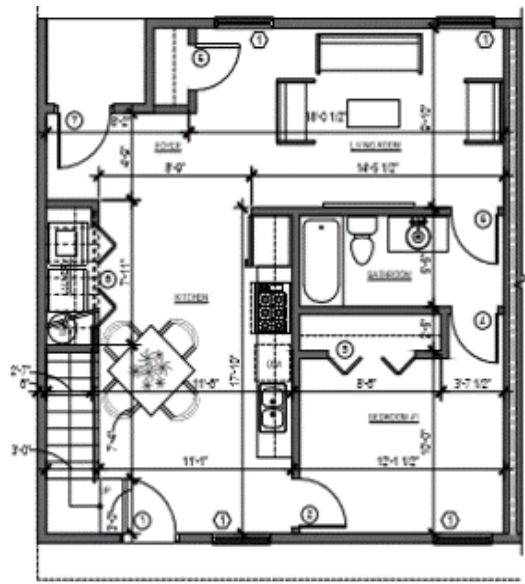




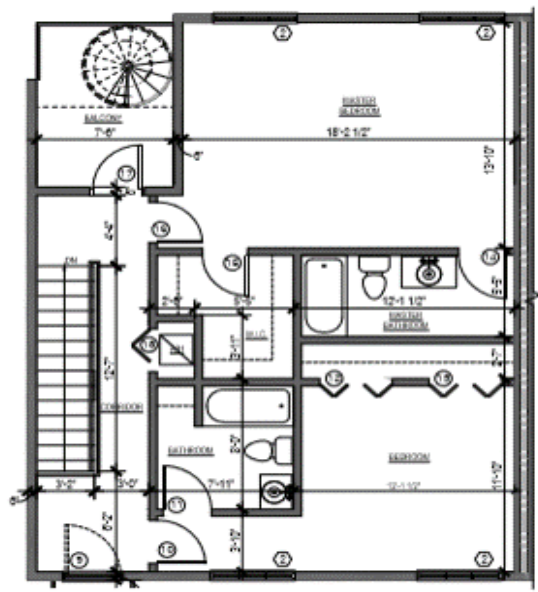
2 REAR ELEVATION  
SCALE: 3/8" = 1'-0"



1 FRONT ELEVATION  
SCALE: 3/8" = 1'-0"



1 ENLARGED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 ENLARGED SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Madison Place Project – New Construction / Multi-Family  
Land – 2 Parcels (Donation & Grant)  
Construction – \$956K (Loan 3%)

Total of 10 Units / 2 BR-2BA  
Workforce Housing with 4 Units Set Aside for Special Needs  
Housing