



JOURNEYMEN

A MEN'S MINISTRY OF HARVEST

Our Next Mission Update

(Support Journeymen have been participating in since mid-October 2022.)

The interior of Unit 63 (our current project) at Pescara Lakes in Bradenton is substantially completed. The kitchen cabinets were installed this past week along with finishing the paneling in the hallway and bathroom. Our "drywall mudders" did an excellent job in taping, applying mud and finishing the nail holes and corners of the bathroom ceilings and walls. As a result, outside of a couple of us doing some punch lists on electrical and plumbing issues along with laying the vinyl floor, we do not plan to work this week. There is still some exterior work on the application of new siding and repairing the garage which will be done once the materials arrive within the week hopefully. The support from the Harvest Journeymen has been outstanding with over 450 hours donated to this project since October.

Our current Veteran applicant for this home was turned down last week by Pescara Lakes management company. Normally this is the result of liquidity issues (too much debt). We need your assistance in identifying prospective "at-risk" Veterans (establishing a pipeline) for our units. A candidate for these refurbished homes is an "at-risk" Veteran (Over 55/Honorable discharge/disabled (not a requirement) / struggling to find a home/low income/limited family support) that has at least an annual income of \$25K-\$35K per year thru individual/joint income sources (Pensions/savings/side-jobs) with a good credit score. The costs associated with one of our remodeled homes are primarily the "ground rent" which is \$900-\$1,000 per month plus utilities/insurance (doubled in the past year). The homes are gifted (Title Transferred) to the Veterans by ONM with a stipulation that they can live there (permanent residence) until they pass or relocate. In either case, the home will transfer back to ONM, and we will prepare it for the next occupant with some minor renovation work. The Management Company does a credit review/background check for the Lease and ONM verifies their Veterans Status thru reviewing the DD214 (Report of Separation/Honorable Discharge) etc.

Unit 63 (1 BR) at Pescara Lakes will be finished by February 1st, 2023, and ready for an occupant. We have a newer Unit (recent donation/2 BR) in Colony Cove (Ellenton) which could be ready as early as March 1st, 2023, and we have a 3rd Unit (2 BR) near Pescara Lakes west of Highway 41. The Veteran in this Unit is trying to get into an independent living facility so it could become available quickly if no major repairs are needed. These are all "over 55" communities.

Check with your friends, neighbors, work associates to see if anyone meets the criteria mentioned above. If you have a candidate, send an [email](#) and ONM will interview him/her. These units may also be a good possibility for someone (if they meet occupant criteria above) from the FT Myers area looking to relocate to Bradenton due to hurricane damage.

Submitted by Terry Byce