

MORE PRECIOUS THAN RUBIES
WOMEN'S INDEPENDENCE VILLAGE

A CAPITAL CAMPAIGN · CASE FOR SUPPORT

The Case for the Women's Independence Village

A safe place in Florida where women and children escaping domestic abuse heal, rebuild, and step into lasting independence.

We build the homes. She rebuilds her life. God restores her hope.

More Precious Than Rubies Women's Independence Village, Inc. · morepreciousthanrubiesvillage.org

Hope Lives Here.

THE PROBLEM

An impossible choice.

For a woman living with domestic abuse, the path to safety runs straight into an impossible choice: stay in danger, or leave with her children and nowhere safe to go.

Too often, leaving one crisis means falling into another. A mother who finds the courage to flee can end up without a home, without income, and without the stability her children need — and the risk of returning to her abuser rises with every night she has nowhere safe to land. Florida's certified domestic-violence centers provide vital emergency shelter, but demand far outstrips capacity, and emergency shelter was never designed to carry a family all the way to independence.

603,577

emergency-shelter nights provided
to Florida survivors in a single year

12,543

survivors sheltered — a fraction of
those who sought help

75,746

crisis-hotline calls answered in one
year

Source: Florida Department of Children and Families, 2024 Domestic Violence Annual Report (FY 2023–24).

The need is enormous — and the gap between escaping harm and building an independent life is where too many families fall through.

WHO WE SERVE

Mothers and children, ready to rebuild.



A safe place to heal — and to imagine a future again.

We serve adult women and their children who are survivors of domestic abuse and are ready to rebuild their lives. They arrive carrying trauma — and often little else — but also extraordinary resilience and a fierce love for their children. What they need is not a handout, but a foundation: time, safety, and the right support, all in one place.

Participation is voluntary and open to every woman who needs it, regardless of race, religion, national origin, disability, or background. Rooted in faith and compassion, the Village offers spiritual support to anyone who wants it — never as a condition of receiving help. Every woman and child is welcome here, exactly as they are.

WHY EXISTING SERVICES AREN'T ENOUGH

Safety is the first step — not the last.

Emergency shelters do exactly what they are built to do: provide immediate refuge. But refuge alone cannot rebuild a life.

After the crisis passes, a survivor still needs time to heal from trauma, to repair her finances and credit, to gain job skills and steady employment, and to secure a permanent home she can afford. Those needs don't resolve in the thirty or sixty days a shelter can offer. Between the emergency shelter and true independence lies a gap — a bridge that, for most survivors, simply does not exist.

Where services do exist, they are often scattered across a city: counseling in one place, job training in another, childcare somewhere else, each with its own waitlist and its own bus route. We ask a woman in the middle of the hardest season of her life to assemble her own recovery from fragments. Most of the barriers survivors face — housing, trauma, employment gaps, childcare, transportation — are interlocking, and addressing them one at a time, in isolation, is how families slip backward.

The Women's Independence Village exists to close that gap — to be the bridge from crisis to lasting independence.

THE VILLAGE SOLUTION

Everything she needs, in one safe place.



Artist's rendering of the Women's Independence Village.

The Women's Independence Village is a secure Florida campus of private tiny homes, where a survivor and her children have a place of their own — and where everything they need to rebuild is on-site, together. Instead of scattering families across a city, the Village brings the whole path to independence onto one campus, so stability compounds instead of coming undone.

Safe housing + trauma-informed care + children's services + financial education +
workforce development

A woman doesn't simply leave an abusive situation. Surrounded by a supportive community and a coordinated team, she builds the skills, stability, and resources to stay independent — for good.

PROGRAM MODEL

One woman, one plan, one path.

From the day she arrives, every resident works with a case manager to build an individualized plan — safety first, then healing, learning, employment, and the move to a permanent home of her own. The Village is transitional, not emergency: most families are supported for 8–12 months, at the pace each woman's plan requires, not a fixed clock.



On one campus she finds trauma-informed **counseling**, a safe **children's learning environment** where her kids heal alongside her, and an **education & workforce center** for job training, financial literacy, and credit repair. Childcare, transportation help, and a lasting alumni network remove the barriers that so often send families backward.

EXPECTED OUTCOMES

We measure success by outcomes.

At full operation, the Village will house **35 families** and serve roughly **105 women and children every year, with an average length of stay of 8–12 months**. These are the board-set targets we will hold ourselves to — and report against:

85%+

exit to permanent, stable housing

85%+employed or advancing in education
& training**75%+**

complete the program (graduate)

80%+

build emergency savings

90%+report improved safety & reduced
fear**100%**have an individualized independence
plan

How we measure: an intake assessment at arrival, ongoing case-management records, validated screeners (MOVERS, PHQ-9, GAD-7, WHO-5), program-completion and employment data, and follow-up at 6 and 12 months after graduation — guided by a full logic model from inputs to impact.

Projected, board-informed start-up targets, drawn from our planning prospectus and the general evidence base; not yet externally validated. Once we open, we will publish actual results every year.

CONSTRUCTION & DEVELOPMENT PLAN

Built in phases, so we open early.

A disciplined, phased approach lets the Village begin serving families early while the campus grows toward its full vision. We open the doors at Phase One and expand from there.



Illustrative campus master plan, with phased development.

Year 1 — Campaign, governance, and site identification; due diligence and preliminary design.

Year 2 — Acquire the property, complete design and permitting, and begin Phase One construction.

Year 3 — Open and welcome the first residents into 15 homes, plus the counseling and education centers.

Years 4–6 — Expand to the full 35-home community with children's, wellness, and community facilities.

BUDGET

\$6.8M to open. \$10M to complete.

The Hope Lives Here Campaign seeks **\$10 million** to build the Village in full, beginning with a **\$6.8 million Phase One** to acquire the land and open the doors. Phase One is budgeted line by line:

Property acquisition	\$2,500,000
First 15 furnished tiny homes	\$1,050,000
Initial operating reserve	\$750,000
Education & Workforce Center (with administration)	\$575,000
Predevelopment & readiness (feasibility, design, legal)	\$175,000
Site infrastructure & improvements	\$450,000
Counseling & Wellness Center	\$300,000
Furniture, technology & equipment	\$250,000
Construction contingency & escalation	\$575,000
Security & site safety	\$175,000
Estimated Phase One Total	\$6,800,000

Planning estimates; final budgets depend on the selected property, design, permitting, and bids. The remaining \$3.2M of the \$10M campaign funds expansion to 35 homes, children's and community facilities, program launch, and long-term reserves.

THE FUNDING OPPORTUNITY

Help us complete Phase 1.

The campaign is built in four phases, and gifts are applied to the phase the Village is in today. Phase 1 — Pre-Development — is the current ask: \$175,000 to secure a site and prove the Village can be built. Gifts are not assigned to individual budget line items.

Site due diligence & control	\$51,500
Appraisal · ALTA boundary & topographic survey · Phase I environmental · geotechnical · title & closing · site-control deposit	
Concept design & engineering	\$60,000
Conceptual master site plan · preliminary civil engineering · architectural concepts · utility capacity study	
Entitlements & permitting analysis	\$13,000
Land-use & zoning analysis · impact-fee analysis · pre-application meetings with the county	
Professional & legal	\$15,800
Nonprofit legal · real estate counsel · accounting	
Organizational & campaign infrastructure	\$19,800
Capital campaign & grant writing · website, CRM & collateral · D&O and general liability insurance	
Administration	\$4,500
State filing fees · payment processing · office & software	
Contingency	\$10,400
Phase 1 total	\$175,000

Become a founding partner.

This is a rare moment — the chance to help build something from the ground up, and to be part of the first family that walks through the door. Program, operating, and in-kind support are equally welcome.

LEADERSHIP

The people behind the promise.

**Courtney B. Vann****FOUNDER & PRESIDENT**

Courtney spent over two decades owning and operating a commercial construction company, delivering multifamily and affordable housing, HUD-governed projects, and public-sector work contracted through the SBA 8(a) and HUB programs. A survivor of domestic abuse, she brings both the capacity to build the Village and firsthand understanding of what women need when they walk through its doors.

**Brent Knipp****VICE PRESIDENT**

More than 25 years of executive experience in real-estate investment, finance, business development, and organizational leadership, having led complex acquisitions and multimillion-dollar transactions. As Vice President, Brent provides strategic leadership in organizational development, financial planning, fundraising, and long-term sustainability — with a commitment to accountability, transparency, and responsible stewardship.

Governance. A founding Board of Directors is being seated, and a multidisciplinary Advisory Council — spanning domestic-violence services, mental health, construction, finance, law, and philanthropy — is being formed to guide strategy and ensure transparent stewardship. Members are named as they are confirmed.



JOIN US

Every gift moves a family from crisis to independence.

We invite your foundation, your congregation, or your family to help build the Women's Independence Village — and to be part of the first door that opens.

Grant & partnership inquiries

info@morepreciousthanrubiesvillage.org

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More Precious Than Rubies Women's Independence Village, Inc. — a Florida nonprofit corporation, exempt under Section 501(c)(3) and classified as a public charity under Section 170(b)(1)(A)(vi). EIN 42-4472231. Gifts are tax-deductible as allowed by law. The complete prospectus, budgets, and outcomes framework are available on request.

FLORIDA CHARITABLE REGISTRATION #CH84832

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“She is clothed with strength and dignity; she can laugh without fear of the future.” — Proverbs 31:25

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