



**ABILITY
HOUSING**
OF NORTHEAST FLORIDA

2013 REPORT TO
THE COMMUNITY

**GIVING
HOPE
A HOME**



THANK YOU



2013 was extremely gratifying for Ability Housing. Because of our community's support, we were able to provide permanent housing to more than 200 formerly homeless persons, help over 50 adults with a disability that had not been homeless live independently in the community, and provide affordable housing to nearly 300 additional at risk persons.

Thank you to all of our supporters for making it possible for us to help each of these persons in need.

2013 was a year of increased impact for Ability Housing. In April, we purchased Oakland Terrace Apartments. We temporarily relocated all residents and conducted a major renovation; returning a deteriorating property to high quality, affordable housing, and preventing the loss of its rental assistance contract. Because of a great development team, all residents were back in their homes for the holidays.

With this project, in just three years, Ability Housing has acquired and rehabilitated three apartment communities, adding 195 homes to the supply of housing permanently available to our community's most vulnerable. In 2013 Ability Housing continued our collaboration with area nonprofits, the Jacksonville Housing Authority and the VA to administer 100 Homes Jacksonville. Through the end of 2013, the initiative had collectively housed 495 of our homeless neighbors. Jacksonville's nonprofits are working collaboratively to embrace best practices and increase the number of people we help permanently exit homelessness. Ability Housing is proud to have an active role in these efforts.

We wish to thank all of you for your support. With it, you have enabled Ability Housing to help our neighbors in need. We hope you will continue your support in 2014 so we can continue to increase the number of people we help exit homelessness - forever.

Thank you,



Shannon Nazworth
Executive Director



Greg Matovina
Board Chair

IMPACT ON COMMUNITY

Homelessness impacts everyone. It decreases the community's quality of life; increases education, healthcare and criminal justice expenses; and, most importantly, puts our homeless neighbors at grave risk of an early death.

IMPACT OF ABILITY HOUSING



per sons permanently exited HOMELESSNESS



ADDED **\$38 MILLION** revenue to local COMMUNITY



OPERATE 255 units of housing

In 2013



OVER 50 adults with a disability enabled to live *independently* in the community

INCREASED



Property *values*



Residents' economic *self-sufficiency*

DECREASED



Community's *crime*



Police and jail *expenses*



Community's *medical expenses*



Use of emergency *services*

IMPACT OF HOMELESSNESS

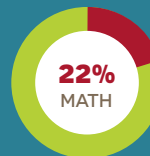
OVER 1900 Homeless Students in Duval County



One of six homeless children has emotional disturbances – a number that is **twice** the rate of their peers.

HOMELESS

elementary students score at only

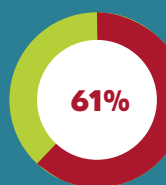


of homeless *school-age* children actually attend school.



of Jacksonville *residents* live below the poverty line.

According to the USICH the **mortality rate** for persons experiencing chronic homelessness is: **4-9 times higher** than the general population.



of *low-income families* pay more than 60% of their limited income for housing.



HOMELESS LIFE EXPECTANCY



10 YRS LOWER



7 YRS LOWER



2,500 estimated number of homeless persons in Jacksonville on any given day

Data provided by National Center on Family Homelessness and United States Interagency Council on Homelessness (USICH).

WHAT WE DO



OAKLAND TERRACE APARTMENTS

Built in 1974, Oakland Terrace had seen better days. It suffered from deferred maintenance and poor property management. However, Ability Housing was able to acquire and substantially rehabilitate the property – saving the community from the loss of its much-needed rental assistance contract. Included in the improvements were new kitchens and baths, new mechanicals and improved energy efficiency. Also added were a new computer lab, library, community center and playground. Oakland Terrace is once again quality housing.

STATS

60 units

887 Franklin Street, Jacksonville

Investor & Construction Lender: **TD Bank**

Syndicator: **National Equity Fund**

Lender: **Local Initiatives Support Corporation**

Contractor: **The Danzler Group**

Playground built by KaBOOM, Humana, community volunteers and residents.

Trees donated by JEA's Green Releaf Program, Greenscape of Jacksonville, Inc. and installed by Teach for America volunteers and Oakland Terrace residents.

Special thanks to Local Initiative Support Corporation's Office on Preservation for their dedicated support and assistance throughout this project; and Florida Housing Finance Corporation for their partnership in the financing of the property.



Tiwana was homeless until she moved to Mayfair Village with her three daughters. She says it is great to come home where the people are kind, and the rent so affordable.



MAYFAIR VILLAGE

83 units
 3539 Beach Blvd, Jacksonville
 Serves homeless and at risk



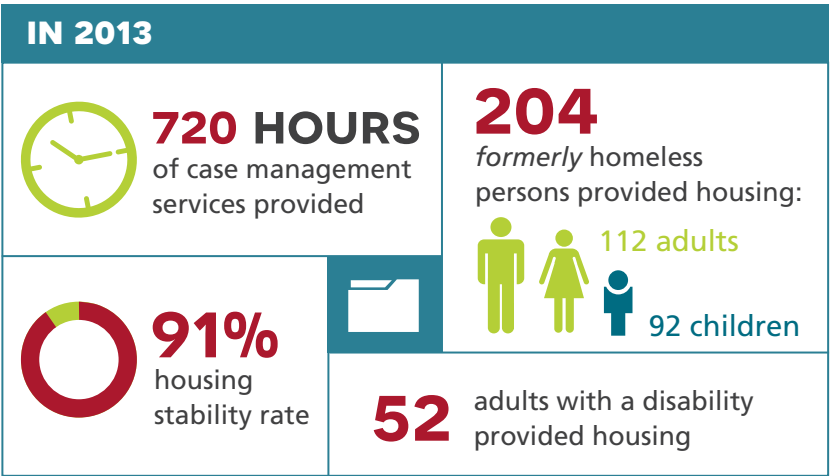
RENAISSANCE VILLAGE

52 units
 3140 Franklin Street, Jacksonville
 Serves homeless and at risk



CASA

Scattered sites
 Serves adults with disabilities
 and homeless



RESIDENT PROGRAMS

- Crime Prevention and Neighborhood Watch
- Financial Literacy Training
- Financial Counseling
- Job training
- HIV/AIDS education and testing
- Life safety training
- Jacksonville Children’s Commission
Children’s Summer Food Service Program
- Duval County Health Department
Mobile Dental Services

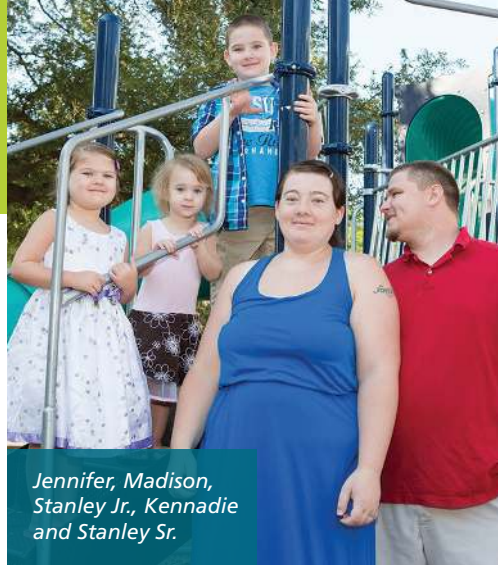
ABILITY HOUSING’S ESTIMATED CUMULATIVE ECONOMIC IMPACT

<p>\$38,157,604 Revenue added to local community</p>	 <p>347 Jobs created</p> 
<p>\$23,268,259 Value added to GDP</p>	<p>\$1,523,188 Indirect Business Taxes Generated</p>  
<p>\$15,931,490 Labor income</p>	

COMING IN 2014

COTTAGE AVENUE APARTMENTS

Acquisition and rehabilitation of 12-unit apartment building to provide permanent housing for homeless veterans



Jennifer, Madison, Stanley Jr., Kennadie and Stanley Sr.

The Taylor family came to Jacksonville because their daughter was receiving treatment at Nemours. When Stanley lost his job they were without a home living in a motel. In September they moved into Oakland Terrace and are so grateful their children have a stable place to live.

THE SOLUTION THAT SAVES

A state pilot to calculate the Florida specific cost benefits of providing permanent supportive housing to high utilizers of crisis services



VILLAGE ON WILEY

New construction of 43 units of permanent supportive housing to serve our community's most vulnerable homeless persons



GIVING HOPE A HOME

Helping 38 households exit homelessness by providing rent assistance and services so they can access housing in the community



FINALLY HOME NASSAU

Working with Nassau Coalition for the Homeless and Starting Point, providing rent assistance and services to 17 chronically homeless households in Nassau County





FINANCIALS

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Cash / Investments	\$3,463,232
Current Assets	\$3,370,759
Fixed Assets	\$24,272,893
Total Assets	\$31,106,884
Current Liabilities	\$2,476,835
Long-Term Liabilities	\$17,971,932
Total Liabilities	\$20,448,767
Total Net Assets	\$10,658,117
Total Liabilities and Net Assets	\$31,106,884

CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

	Program Revenue	1,273,628
	Community Support	69,942
	Grants	543,811
	Other Income	235,446
	Total Revenue	2,122,827
	Program Expenses	2,449,438
	Support Services	124,932
	Fundraising Expenses	31,002
	Total Expenses	2,605,372
	Change in Net Assets	(482,545)

THANK YOU

Ability Housing relies upon the support of our community to provide housing for our most vulnerable neighbors and ensure they have the support services necessary to be successful. With deepest gratitude, Ability Housing thanks the following for helping us provide a quality place to live to **528 persons in 2013.**

PRINCIPAL BENEFACTORS & SPECIAL COMMUNITY PARTNERS

Enterprise Community Partners
Florida Housing Finance Corporation
LISC / City of Jacksonville
Wells Fargo Foundation

MAJOR BENEFACTORS

Housing Assistance Council
JP Morgan Chase Foundation

BENEFACTORS

Bank of America Foundation
TD Charitable Foundation

MAJOR SPONSORS

BBVA Compass Foundation
Coldwell Banker Vanguard Realty
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John Osgathorpe
Jim Pellot
Brett Puckett

DONORS

Mary Adams
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Micheal Cochran
Jenna Emmons
Robyn Howley
Robert Jacobs
Ross McWilliams
Shannon Nazworth
Doug Orange

Ability Housing has successfully secured public/private partnerships to finance our real estate development. But the need is great and there is still much to be done. Please actively support Ability Housing so we may help more of our neighbors leave homelessness behind them - forever.

HOW YOU CAN HELP



ADVOCATE

Jacksonville has made great strides reducing the number of persons experiencing homelessness. We have the ability to make our community one in which no one remains homeless. To achieve this lasting success, the community must collectively work to ensure anyone in crisis is quickly returned to permanent housing and provided the supports they need to be successful. Please actively support efforts to achieve this community transformation.



DONATE

Make a donation – individual, corporate, foundation... Giving Hope a Home is more than a slogan – it's a lasting solution that transforms lives. Ability Housing has giving levels with varying benefits and forms of recognition. We would be happy to discuss which donation options may be right for you – cash donations, gifts of appreciated stock or real estate, planned giving and estate planning options. We are grateful for every gift of any size as your support funds our much needed work in the community.



PARTNER

Specific corporate partnership opportunities exist and can be customized to meet your organization's needs. Gain recognition through co-branding and/or naming opportunities; or support a specific project that aligns with your business priorities. Contact us to discuss the options that are right for you. **Simply put, supporting Ability Housing is a smart investment!**

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Matovina & Company, President

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Property Development
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Executive Assistant

Susanna Miller
Operations Manager

Michelle Tappouni
Property Development Manager

Charlie Tramazzo
Fund Development Director



Escaping from an abusive relationship, Selena was living on the streets until she found a home at Mayfair Village.

ABILITY HOUSING

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