

**BUILDING
STRONG
COMMUNITIES**



WHERE EVERYONE HAS A HOME



**ABILITY
HOUSING**

ABILITY HOUSING is a nonprofit developer setting a standard of excellence in the field of affordable and supportive housing.

We focus on meeting the needs of persons experiencing or at risk of homelessness and adults with disabilities. Our housing is linked with voluntary wrap-around services so all residents have a network of support. We are good neighbors that strengthen neighborhoods and improve the communities' quality of life.



LETTER FROM THE CEO AND BOARD CHAIR

2018 continued Ability Housing's growth as a premiere nonprofit developer of high-quality affordable and supportive housing. We started the construction/rehabilitation of three apartment communities: Village at Hyde Park, Village on Mercy and Wayne Densch Center. Collectively, these projects will provide 323 affordable apartments to Duval and Orange County; more than doubling the number of affordable rental units Ability Housing provides the communities we serve.

In 2019, we will commence construction on Gannet Pointe, our first joint-venture project and our first project in Osceola County, and help two nonprofits secure funding to construct three properties in Duval and Pasco Counties. Collectively, these projects represent 162 additional units of affordable and supportive housing. It also outlines the focus of Ability Housing's work in 2019.

Ability Housing spent much of 2018 preparing for the future. We commenced research into additional ways we can create affordable housing in Northeast and Central Florida. This research will continue into 2019. We also invested in our internal infrastructure, making sure all we do is built upon a solid foundation capable of ensuring the long-term operation of the properties, and the ongoing provision of robust, personalized support services for any resident in need.

Thank you to everyone that helped make this progress possible. Together, we are truly making a difference – for the persons we serve and our communities.

A handwritten signature in black ink, appearing to read "Shannon Nazworth".

Shannon Nazworth, CEO & President

A handwritten signature in black ink, appearing to read "Greg Matovina".

Greg Matovina, Chairman

GROWTH



403
NEW units of
AFFORDABLE
& SUPPORTIVE
HOUSING
in DEVELOPMENT

In 2018 we:

RENEWED leases with **206** households

WELCOMED **71** new households HOME

STARTED construction on **3** new properties in **2** counties

COMMUNITIES in DEVELOPMENT



Village at Hyde Park
Jacksonville, FL

Coming 2019

80 units | Lease up Late 2019 |



Village on Mercy
Orlando, FL

Coming 2019

166 units | Lease up Summer 2019 |



Wayne Densch Center
Orlando, FL

Coming 2019

77 units | Lease up Summer 2019 |

Village at Hyde Park a three-story garden apartment community providing affordable housing to low-income and formerly homeless individuals and families with access to on-site supportive services.

Village on Mercy a prime example of how Ability Housing transforms areas of blight into community assets. The City of Orlando demolished the existing boarded and abandoned buildings, leaving a clean slate for this new development.

Wayne Densch Center previously operated as a transitional housing program; it is being converted into apartments providing high-quality, service-enriched housing focused on serving formerly homeless individuals and families.

building strong communities where everyone has a **home**

OUR COMMUNITIES

Mayfair Village

Jacksonville, FL



Our first multi-family development, Mayfair Village provides affordable and supportive housing for working families including formerly homeless individuals and families. Purchased in 2008, the community underwent significant rehabilitation in 2010-11. Today, it is a thriving inclusive community where individuals and families can grow together.

83 units | 12 residential buildings | On-site laundry | Clubhouse

Renaissance Village

Jacksonville, FL



Renaissance Village lives up to its name. Once a boarded and abandoned property, this affordable housing development is now a thriving community asset providing quality housing to low income and formerly homeless households in Northeast Florida.

52 units | 2 residential buildings | On-site laundry | Clubhouse

Oakland Terrace

Jacksonville, FL



Built in 1971, Ability Housing purchased and subsequently rehabilitated Oakland Terrace in 2013, transforming a distressed property into quality housing and preserving the HUD-assistance linked to the property.

60 units | 6 residential buildings | On-site laundry | Clubhouse

Village on Wiley

Jacksonville, FL



Village on Wiley - part of The Solution That Saves state pilot - was Ability Housing's first new construction multi-family development. It provides quality housing and wrap-around supports to formerly chronically homeless persons.

43 units | 11 residential buildings | On-site laundry | Clubhouse

INNOVATIVE PROGRAMS - SUPPORTING RESIDENTS

HOUSINGLINK enables persons with disabilities who have experienced long-term or repetitive homelessness to access community housing via rental assistance and supportive services. This program enables Ability Housing to expand the housing options it offers and help more people exit homelessness - forever.

VILLAGES consists of quality, multi-family rental housing designed to serve low income families, as well as individuals who have experienced or are at risk of homelessness. Each of the Villages properties is dedicated to fostering the dignity, independence and self-sufficiency of all our residents.

CASA, Ability Housing's first housing program, consists of 29 single-family rental homes scattered throughout the community, providing quality affordable housing for adults with disabilities.





94%
housing stability
rate



401
homes provided
61 CASA
238 Villages
102 HousingLink



921
people housed
578 adults
343 children



252
chronically
homeless
people housed

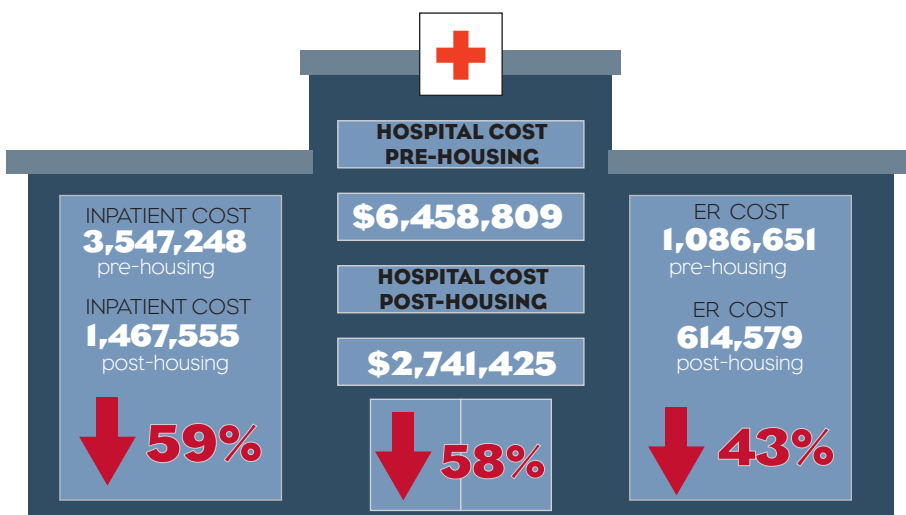


17,840
case management
hours

KEY OUTCOMES
2018

STATE PILOT - THE SOLUTION THAT SAVES

Florida is conducting a unique pilot to determine the impacts of providing Permanent Supportive Housing (PSH), affordable housing linked with individualized supports, to high utilizers of crisis services. Ability Housing was the lead agency for the Duval County pilot site. We completed our two-year pre-/post-housing assessment; concluding it is 30% less expensive to provide PSH compared to maintaining pilot participants' homelessness. The pilot also showed that PSH improves participant income, access to healthcare and quality of life.



down
65%

Cost of Arrests and Bookings

\$74,256 (84 arrests) two years pre-housing
\$25,636 (29 arrests) two years post-housing



down
72%

Cost of Days Spent in Jail

\$123,447 (2,053 days) two years pre-housing
\$34,274 (570 days) two years post-housing

VISIONARIES (\$100,000+)

CenterState Bank*
Jessie Ball duPont Fund
JPMorgan Chase Foundation*

SUSTAINER (\$50,000+)

Local Initiatives Support Corporation

BUILDER (\$25,000+)

Disability Rights of Florida
TIAA Bank
United Way of Northeast Florida

DEVELOPER (\$10,000+)

Akerman, LP
Jim & Linda Pellot
Daniel Scheuble
SunTrust Bank
TD Charitable Foundation

SUPPORTERS (\$5,000+)

Dattilo Family Foundation
DuBow Family Foundation
Enterprise Community Partners
Fidelity Bank
Robert & Sallie Ann Hart
Greg & Leslie Matovina
Davis and Sandra McCarty
NonProfit Center of Northeast Florida
St. Vincent's Healthcare

ADVOCATES (\$1,000+)

BBVA Compass Foundation
Brent Family Foundation
CBV Cares
Jacksonville Jaguars Foundation
Michael Frumkin
Michael Griffen
Karen Holley
Nazworth Family
Providence Construction Company
Rayonier Advanced Materials Foundation
Howard Sheffield

FRIENDS (\$500+)

Stan Fitterman
Renee Johnson
Valerie Jenkins
Ross McWilliams
National Academy for
State Health Policy
Ann Reinert
MaryEllen Willis Foundation

* Multi-year grant

2018 Board of Directors

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Lisa Shepherd

SPECIAL THANKS

City of Jacksonville
Florida Department of Children and
Families/LSF Health System/
Changing Homelessness
U.S. Department of Housing &
Urban Development



**ABILITY
HOUSING**

MISSION DRIVEN
building • strong • communities

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