



REPORT TO THE
COMMUNITY

BUILDING

17

STRONG COMMUNITIES

2

WHERE EVERYONE HAS A HOME



ABILITY HOUSING

Ability Housing develops and operates quality rental housing affordable to persons with extremely limited incomes; administers rental assistance to help chronically homeless households access market rate housing; and partner's with area service organizations to ensure residents have the supports they require to maintain their housing and increase their independent living skills. We are good neighbors that strengthen neighborhoods and improve communities.



LETTER FROM THE CEO AND BOARD CHAIR

2017 was a time of growth and challenges for Ability Housing; and still a time of great successes. Last year we provided housing to over 1,000 people; 94% of whom retained their housing. These are the successes that are most important to us. And we thank all who partnered with us to make them possible.

Ability Housing also received the Neighborhood Builders Award from Bank of America, a very prestigious honor. And we were asked by the Jessie Ball duPont Fund to submit a proposal as they reassessed how the fund define eligibility for support.

Because of our reputation for quality, at the end of 2017 Ability Housing was asked to help a Tampa Bay area nonprofit with two projects that were at risk of being defunded due to the nonperformance of their for-profit partner.

And in 2017 we were successful in working with the City of Jacksonville to amend its zoning code to better protect the rights of persons with a disability.

Because of all this hard work in 2017, in 2018 Ability Housing will begin construction on three properties; and will have an additional four properties in underwriting and preparing for construction in 2019.

With this growth, we will be creating 428 quality affordable and supportive homes in Duval, Orange and Pasco Counties. We will own 323 of these apartments, and we will be helping three other nonprofits develop 105 apartments.

Thank you to everyone who supported Ability Housing as we strive to build communities where everyone has a home.

A stylized, handwritten signature in white ink, appearing to read 'Shannon Nazworth'.

Shannon Nazworth, CEO & President

A handwritten signature in white ink, appearing to read 'Greg Matovina'.

Greg Matovina, Chairman

Fostering Independence



OUR PROGRAMS

HOUSINGLINK

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

The Villages Program consists of quality, multi-family, rental housing designed to serve low income families as well as individuals and families who are at risk of or have experienced homelessness.

Each of the Villages properties is dedicated to fostering the dignity, increased independence and self-sufficiency of all our residents. We also partner with local organizations to offer supportive services, training programs, and workshops to enhance the residents' quality of life and their self-sufficiency.

CASA

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

KENNY

Kenny has lived in one of Ability Housing's CASA homes for 15 years. He loves having a home of his own.

Laura, Kenny's sister tell us, "I never would have dreamed when Kenny and I were growing up that he would have the opportunity to live in a house of his own.

I always expected that he would either live with family or in a group home. Thank you for continuing to provide housing and subsidies for those with disabilities. Although Kenny has lived in both of these situations before, living in his own home has been much better for him. Having his own home has been the best place for him."



PILOT PROGRAM

The Solution That Saves is part of a statewide pilot to provide Florida-specific data concerning the effectiveness of providing Permanent Supportive Housing for high utilizers of crisis services. **The Solution That Saves** consists of 90 units of Permanent Supportive Housing targeted to low-income persons who are homeless or unstably housed and identified by the community as persons repetitively cycling through costly systems of care.

The year-one interim findings demonstrate a meaningful and impactful decrease in total costs, arrests and crisis healthcare utilization.

POST HOUSING

- Jacksonville Sheriff's Office reported a **78%** reduction in arrests and bookings
- Days spent in jail were reduced by **89%**
- Hospital costs decreased by **63%**
- Emergency room visits fell by **73%**
- Homeless and crisis services costs were reduced by **88%**

building strong communities where everyone has a home

Ability Housing is a nonprofit that develops housing, 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 a disability. 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.



DEVELOPER SERVICES

Ability Housing is sharing its expertise; helping other nonprofits create supportive housing.

As a respected and experienced nonprofit developer, we have the ability to handle every aspect of real estate development including project financing, community outreach, planning and construction management. We are providing this experience to assist other nonprofits that want to create housing but don't have the capacity to do so.



MAKING AN IMPACT: BY THE NUMBERS

KEY OUTCOMES 2017



1,002
people housed
659 adults
343 children



200
chronically
homeless
people housed



418
homes provided
60 CASA
238 Villages
120 HousingLink



13,440
case management
hours



94%
housing stability
rate



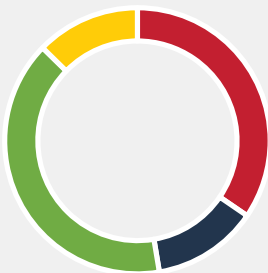
AVERAGE INCOME
\$9,158

AVERAGE RENT
\$276



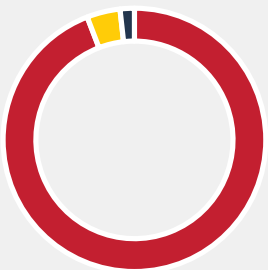
4,680
certified peer
support specialist
hours

FINANCIALS



REVENUE

Program Revenue	1,898,801
Community Support	705,800
Grants	2,198,571
Other Income	696,881
Total Revenue	5,500,053



EXPENSE

Program Expense	5,268,561
Management & General	229,337
Fundraising Expenses	98,337
Total Expense	5,596,235

BALANCE SHEET

Assets	36,839,705
Liabilities	22,985,049
Net Assets	13,854,656

Providing collaborative and innovative housing solutions to create a society where housing is a right not a privilege; and all individuals have safe, affordable housing in vibrant communities

DIAMOND (\$1,000,000+)
U.S. Department of Housing &
Urban Development

PLATINUM (\$100,000+)
Bank of America Charitable
Foundation
CenterState Bank
Florida Division of Emergency
Management
LSF Health System
Wells Fargo Housing Foundation

GOLD (\$50,000+)
City of Jacksonville, Department of
Housing and Urban Development,
Emergency Solutions Grant
Florida Housing Finance Corporation
Local Initiatives Support Corporation
United Way of Northeast Florida

SILVER (\$10,000+)
Daniel Scheuble
Disability Rights Florida, Inc.
Enterprise Community
Partners, Inc.
Fanny Landwirth Foundation
Florida Department of Children
and Families
Greg Matovina
Jim & Linda Pellot
TD Charitable Foundation
TIAA Bank
Wells Fargo

BRONZE (\$1,000+)
BBVA Compass Foundation
Chip & Allison Keller
Davis & Sandra McCarty
Fidelity Bank
Groundwork Jacksonville
Howard Sheffield
Jacksonville Jaguars Foundation
Lisa Shepherd
Michael Devoe
Nazworth Family
Rayonier Institute & Foundation
Robert & Sallie Ann Hart
Ted Frank
The TJX Foundation

2017 Board of Directors

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**ABILITY
HOUSING**

MISSION DRIVEN

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