

A close-up portrait of a Black woman with curly hair, looking directly at the camera with a slight smile.

# LASTING change

Creating Permanent Solutions For Families,  
Neighborhoods & Our Community



**ABILITY  
HOUSING**  
OF NORTHEAST FLORIDA

2009 Report to the Community



# growth

2009 was a year of growth for Ability Housing. By year end we had been awarded funding for the substantial rehabilitation of Mayfair Village Apartments, secured site control of Renaissance Village Apartments and were working with HUD to preserve the rental assistance contract on Oakland Terrace Apartments. Each of these projects is going to provide housing for Jacksonville's most at-risk citizens.

In addition, Ability Housing, in partnership with the City of Jacksonville and Jacksonville Housing Authority, implemented HousingLink Jax.

We were also very involved in statewide advocacy efforts, focusing on system changes and legislation to increase the supply of housing for Floridians with a special need.

2010 will continue as a dynamic year for Ability Housing. The number of our neighbors facing genuine crisis is growing. Individuals and families who never considered the possibility of needing to ask for assistance are faced with new and scary challenges. Vulnerable persons, unfortunately experienced with being at-risk, are facing even greater challenges.

As the needs of the community continue to increase, Ability Housing will continue to increase its capacity to meet that need.

2010 Minimum Wage  
**\$7.25/hour**  
Can Afford Rent of  
**\$377/month**

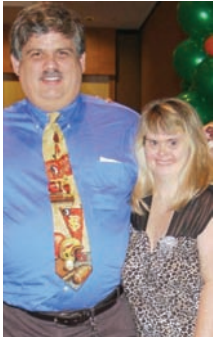
2010 Fair Market Rent for a  
Studio Apartment in Jacksonville  
**\$682/month**

Please join us as we create permanent solutions. Solutions which improve the quality of life for each person we serve as well as the Jacksonville community.

# outreach

CASA provided quality housing to 60 adults with a disability. Resident surveys continue to show that they love their housing, are increasing their independent living skills, and have an improved quality of life.

## Kenneth's story, CASA resident



"I never would have dreamed when Kenneth 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.

Living in his own home has been much better for him. He enjoys living with his wife just as any other grown man would do. The rent subsidies are a great help as well. If he did not have the subsidy, I don't see how he could afford to continue to live in his home. Thank you for continuing to provide housing and subsidies for those with disabilities. We are happy that he has a place to live that suits him so well." -L. (Kenneth's sister)

**HousingLink Jax** is the tenant based rental assistance program created in partnership with the City of Jacksonville and the Jacksonville Housing Authority. Funded with federal funds, the program provides one year of rental assistance coupled with financial literacy training. The program has assisted over 100 low-income families obtain or maintain housing. Due to budget cuts, it will not be refunded in 2010.



# rehabilitation

Mayfair Village is preparing for a substantial rehabilitation. The project will be funded with low income housing tax credit equity, tax credit exchange program funding and a HOME loan.

The rehabilitation includes a complete upgrade of all mechanicals, facade improvements and a new clubhouse. Upon completion, Mayfair Village will provide 42 units of housing for formerly homeless individuals and families and 41 units of housing for low-income families.

## Belinda's story, Mayfair Village resident



Belinda moved into Mayfair Village prior to Ability Housing owning the property. She has noticed a lot of positive changes. The community has improved, becoming closer and better. She is so committed to Ability Housing that she has offered to do anything to help.

“There are no more drug sprees and it is more like a family type of neighborhood. I feel more comfortable being home, with my door open and talking with my neighbors. The neighborhood greets you and you feel greeted. People notice their neighbors... if you are working or if you've eaten. In all my life of living, ya'll make me feel part of something worthwhile. It's a blessing to have these people around me. Ya'll bring life to a community.”





# transformation

**Renaissance Village** is a 52-unit boarded and abandoned property that Ability Housing is preparing to substantially rehabilitate. Ability Housing purchased the property from Florida Housing Finance Corporation in 2009. Florida Housing sold the property at a greatly reduced rate so that we can transform the property and



provide housing for at-risk persons. The acquisition and substantial rehabilitation will be funded with a forgivable Neighborhood Stabilization Program loan from the City of Jacksonville.

The property will be transformed from a blight on the community into a positive asset. Upon completion the property will provide housing to persons who are homeless or at risk of homelessness.

**Oakland Terrace Apartments** is a 60-unit property located on Jacksonville's Eastside. It is a HUD assisted property. In 2009, HUD began the process to terminate the property's rental assistance. Ability Housing has worked with the owner and HUD to preserve the rental assistance contract. If the property loses the assistance, the residents will be displaced and the neighborhood will be impacted by a rapidly deteriorating property. Oakland Terrace has passed HUD inspection. Ability Housing is now working with HUD to transfer ownership and prepare for a substantial rehabilitation.



# support

Following is a list of donors that supported Ability Housing in calendar year 2009. Through their generous support, Ability Housing has been able to provide a stable, quality and affordable place to live for Jacksonville's most vulnerable residents.

**Principal Benefactors** { $\$50,000+$ }  
LISC Jacksonville

**Major Benefactors** { $\$25,000 - \$49,999$ }  
Bank of America Foundation  
UPS Foundation

**Benefactors** { $\$10,000 - \$24,999$ }  
Wachovia, a Wells Fargo Company Foundation

**Major Sponsors** { $\$2,500 - \$9,999$ }  
Boeing Charitable Trust  
Greg & Leslie Matovina  
Wal-Mart Foundation, Stores  
#1090, #1444 & #4444  
Jan Wurster

**Sponsors** { $\$1,000 - \$2,499$ }  
Roland & Shannon Nazworth  
Xerox Corporation

**Members** { $\$500 - \$999$ }  
Florida Irrigation Society  
John Osgathorpe  
Richard & Judy Roach

**Contributors** { $\$250 - \$499$ }  
Karen Holley  
Rick Hull  
Bob Jacobs  
Davis McCarty  
George Parandes  
Katherine Thomas  
Leila Vance

**Donors** { $\$100 - \$249$ }  
Kathleen Courtney  
Sarah Lagos  
Nichola Lynch  
Judd Roth

## Bill Sulzbacher: Friend/Community Steward

Jacksonville and Ability Housing lost a great friend and civic leader with the passing of Bill Sulzbacher this past June. Bill was a member of the board of directors of Ability Housing for several years. Most recently he served as board secretary. He cared deeply for this community and its most at-risk citizens. His compassion, leadership and friendship will be greatly missed.

### Board

Reggie Fullwood, President

Greg Matovina, Treasurer

Jim Black

Kerri Campbell

Karen Holley

Rick Hull

Robert Jacobs

Jim Molis

John Osgathorpe

### Staff

Shannon Nazworth, Executive Director

Micheal Cochran, Project Manager

Jenna Emmons, Property Development

Joan Marks, Director of Finance & Administration

Christina Payamps-Smith, AmeriCorps Member

Renee Waters, Housing Administrator

### Income

Community Contributions	\$134,264	15%
Program Grants	\$103,491	11%
Rental & Program Revenue	\$655,197	73%
Interest Income	\$7,729	1%

**Total Income** \$900,681

### Expense

CASA	\$235,812	19%
Villages	\$864,645	71%
HousingLink Jax	\$22,458	2%
Administration	\$84,274	7%
Fund Raising	\$11,707	1%

**Total Expense** \$1,218,896

**Other Changes to Net Assets\*** {\$235,812}

\*Loss on sale of property

**Decrease to Net Assets** {\$352,540}



Ability Housing relies upon the support of the community to fulfill its mission. You can help us create permanent solutions for individuals and families at-risk by donating your time and financial resources. For information on volunteer opportunities as well as how to make a donation, visit our website at [abilityhousing.org](https://abilityhousing.org)

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