
SHANNON NAZWORTH

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Summary

As a mission-driven leader, I bring over three decades of experience advancing affordable housing, solutions to homelessness, and community development. As President & CEO of Ability Housing, Inc., I scaled the organization into a nationally recognized industry leader—expanding housing opportunities for thousands of families and individuals while building partnerships that drive systems-level change.

My leadership has delivered measurable impact: • Grew housing portfolio: 3,100% increase in portfolio serving 930 households annually; with additional 51% growth in development. • Secured millions for mission-impact; including over \$300 million in capital financing to develop affordable and supportive housing; and recurring multimillion grants from government, philanthropic, and private partners to expand supports for residents and communities. • Advocated for systems-level policy change; serving in multiple roles, was a leader in advocacy efforts that led to dedicated resources to develop housing for Extremely Low-Income, Homeless and Special Needs households throughout Florida; created over 19,000 of dedicated housing units to-date; served as Chair of Florida’s Council on Homelessness and past President of the Florida Supportive Housing Coalition.

Areas of Expertise

- Develop and Operate Affordable and Permanent Supportive Housing
- Foster Economic Mobility & Resiliency to Counter Societal Inequities
- Advocate for Policies Which Promote Resiliency of Low-Income and Special Needs Populations
- Implement Evidence-Based Practices
- Create Collaborative, Systemic Solutions to Complex Societal Issues
- Finance & Business Management

Work History

2003-2025

Jacksonville, FL

President and CEO

Ability Housing, Inc.

Implement mission to build strong communities where everyone has a home by developing and operating high-quality affordable rental housing which supports resident goals, enhances neighborhoods and supports inclusive revitalization. Responsibilities and accomplishments include:

- Produce high quality housing which is an asset to residents and communities
- Increase housing portfolio affordable to low-, very low- and extremely-low income households by more than 3,000%
- Transform organization into a statewide affordable and supportive housing industry leader
- Provide evidence-based practices which promote housing stability and support residents’ independence and economic resiliency and mobility
- Develop a model for operating affordable rental housing which reduces inter-generational poverty of resident households
- Increase community capacity to meet the housing and economic mobility needs of low-income households
- Collaborate with multiple stakeholder organizations to expand opportunities for low-income and special needs households and communities; actively partner with and support neighborhood-based organizations to achieve their community vision
- Influence policy and system changes at the local, state and federal level to increase supply of housing affordable for all; with a focus on extremely low-income, homeless and special needs households

- Lead agency of state pilot informing policy as to how to promote independence and housing stability of highly vulnerable households
- Serve on relevant community and industry boards to represent and advocate for interests and needs of low-income households and communities
- Create a workplace culture that is mission driven, collegial, collaborative, transparent, flexible, creative, client focused, and respectful

2001-2003

Atlantic Beach, FL

Associate Executive Director

Habitat for Humanity of Jacksonville Beaches, Inc.

Responsible for supporting Executive Director in leading Habitat affiliate serving Eastern Duval County including three Jacksonville Beaches communities.

- Designed and implemented a diversified, proactive fundraising and marketing strategy. Manage all facets of affiliate's grant cycle
- Participated in preparation of financial and program reports to relevant committees, the Board of Directors and outside funding and government agencies
- Identified and analyzed acquisition opportunities, developing and funding options; and evaluating over-all project feasibility

2000-2001

Hanover, MA

Accountant

Cooney & Associates

- Provided accurate, timely, and relevant recording, reporting, and analysis of financial information
- Prepared and review personal 1040 tax returns, as well as corporate returns

1996-1999

Jacksonville, FL *Habitat for Humanity of Jacksonville, Inc.*

Chief Financial Officer

- Instrumental in agency becoming the largest Habitat for Humanity affiliate in the world
- Secured and managed over 2 million in local, state and federally grants annually
- Financial management, including operational budgets, construction job budgets (100+ homes/year), mortgage servicing (1,000+ mortgages)

Education

Bachelor of Sciences – Boston College, 1991; Graduated magna cum laude

Certificate in Executive Leadership – Harvard University, 2003

Certificate in Nonprofit Management – Duke University, 2003

Professional Affiliations & Awards

- State of Florida Council on Homelessness, Chair
- Florida Affordable Housing Study Commission, Gubernatorial Appointee
- Florida Affordable Housing Task Force, Gubernatorial Appointee
- Federal Reserve Bank of Atlanta Regional Economic Information Network
- Northeast Florida Continuum of Care Planning Board of Governance, Board Member
- Executive of the Year; Multifamily Executive Magazine,
- Florida Times Union Eve Award
- Florida Blue Sapphire Award Honoree
- Jacksonville Business Journal Woman of Influence, 2018
- Northeast Florida Regional Council, Accessible Housing Award,
- St. Johns County Health and Human Services Advisory Council, Member
- City of Jacksonville Mayor's Homelessness Task Force, Member
- Florida Supportive Housing Coalition, Board Member, Immediate Past President

- National Low-Income Housing Coalition Policy Advisory Committee, Member
- National Supportive Housing Coalition, Member
- Florida Alliance of Community Development Corporations, Former Board Member
- Florida Community Loan Fund, Former Board Member
- CSH Eastern Region Advocate of the Year Award, 2014
- Advocate of the Year, Southeast Institute on Homelessness and Supportive Housing, 2011