

STABLE HOUSING is an INVESTMENT in the COMMUNITY



Healthcare

- Improves health outcomes
- Reduces hospitalizations
- Reduces healthcare costs



Economic Development

- Provides workforce housing
- Supports recruiting new employers
- Facilitates workforce/employee base



Education

- Improves education performance
- Reduces truancy and absenteeism
- Reduces behavioral challenges



Resiliency & Economic Mobility

- Supports stable employment
- Increases ability to further adult education
- Enables savings



Placed Based Strategies

- Advances equity
- Improves neighborhoods
- Reduces crime and blight



INVEST



Florida has an affordable housing crisis. A minimum-wage worker cannot afford one-bedroom apartment anywhere in the state. Many of the "essential worker" - such as police officers, firefighters, healthcare employees, retail associates, etc. cannot afford to live in the communities in which they work.

The crisis is increasing as Florida's population growth outpaces the production of new housing. Most working families cannot afford the housing that is being created by the for-profit housing market has the most dire impacts on the lowest income families.

By investing in the creation of housing that is affordable to low- and moderate income families, we can improve the physical and economic health of the community and provide the

Ability Housing provides rents affordable to those the market does not serve, and are an asset for the community and the people who live there. Our properties are located in neighborhoods in which it is located, uphold high quality standards, and maintain the community.

INVEST in **ABILITY HOUSING**

As a respected nonprofit affordable housing developer, Ability Housing has the experience of developing multifamily communities.

Ways to Invest

- Donations
- Grants from corporations and foundations
- Social investments and patient capital, either project-specific
- In-kind contributions
- Endowments
- Donation of land/buildings
- Utilize real estate holdings to support creation of affordable housing including mixed-use developments

Village at Hyde Park

Jacksonville, FL



DEVELOPMENT COST

\$18.7 million

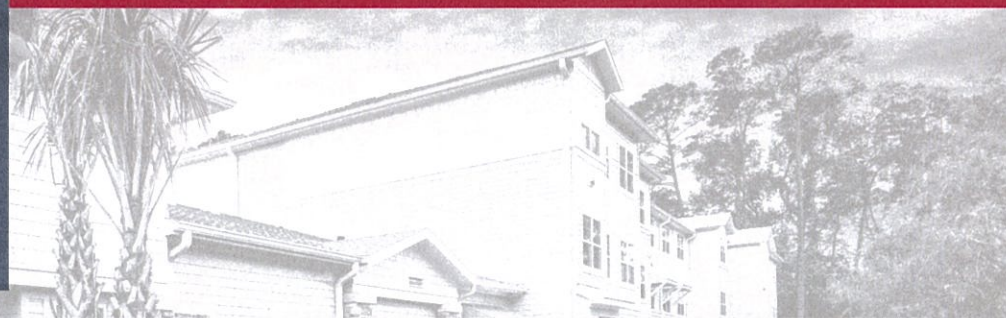
SITE

5.17 acres
80 units
3-story residential buildings
On-site laundry
Community center
Computer lab



Oak

Jo



This three-story, garden-style apartment provides affordable housing to low-income individuals and families, residents have access to on-site supportive services. Case managers and certified peer support specialists work on-site helping residents achieve their goals.

Village at Hyde Park also provides units that are accessible to persons with mobility, hearing, and/or vision impairments. Outdoor amenities include a playground, seating areas, and open recreational space for all residents to enjoy. It also has a community center as well as a training room and computer room.

This historically significant site is crucial to the community. Ability H renovation of the 42-year-old structure. We worked with the Contin incorporate project-based vouchers to address family homelessness HUD contract.

Now, the high quality and affordable apartments are providing safe low-income individuals and families. With a brand-new playground and Humana, children can learn and grow at Oakland Terrace.

Gannet Pointe

Kissimmee, FL

DEVELOPMENT COST

\$21 million

SITE

11.56 acres

80 units

Two 3-story residential buildings

Community center

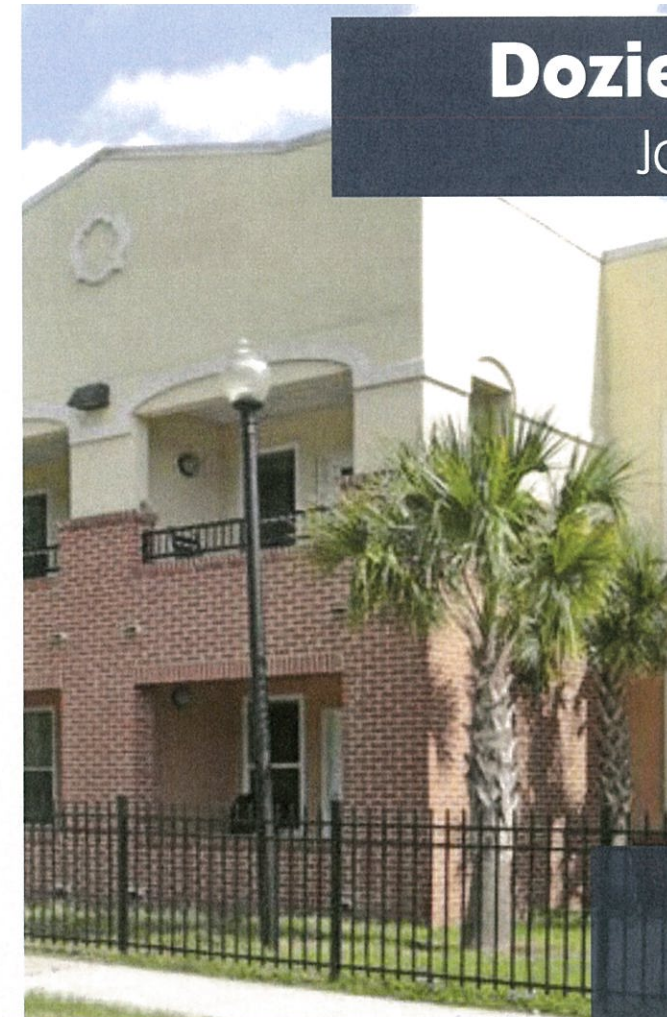
Computer lab

In-unit and on-site laundry facilities



Dozier

Jo



Gannet Pointe was developed through a joint venture with Birdsong Housing Partners.

This project was specifically developed to help address the crisis of families in Osceola County living in rundown motels. This development also provides units that are accessible to persons with mobility, hearing, and/or vision impairments.

This community has on-site case managers, a computer lab, an outdoor barbecue area, and a playground.

We collaborated with another leading nonprofit organization for our Dozier Apartments.

This development features fully equipped kitchens, energy efficient washers and dryers - plus a convenient location near downtown that provides individuals and families with easy access to the heart of the city.



COMMUNITY is built on a collection of individuals who rise together to create opportunities for growth, health, and happiness.

At the core of a community is home. But unfortunately, home is out of reach for many. People and communities pay a price when this happens, and the cost spans entire systems. Ability Housing's mission is to **build strong communities where everyone has a home**. We develop and operate apartment communities that are affordable to a range of families and individuals. We partner with other nonprofits to ensure residents have the support they require to maintain their housing and increase self-sufficiency.

This is a time of remarkable potential for Ability Housing. We recently doubled the number of people we serve, and we are poised to do so again. With your partnership, we can help more people attain their dream of a safe, affordable home; improving access to health, education, and employment. We invite you to embrace the challenge and invest with us as we forge new paths toward building strong communities where everyone has a home.



VILLAGES PROGRAM goes beyond bricks and mortar with an integrated, person-focused approach:

- Builds community by providing an on-site community center that is available for use by neighborhood organizations
- Provides access to primary and behavioral healthcare
- Links every individual and family with a dedicated on-site case manager to provide individual supports
- Provides employment training through established partners

CASA, Ability Housing's first housing program, consists of 22 single-family rental homes scattered throughout the community; providing quality affordable housing for adults with disabilities

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



Ability Housing is uniquely positioned to address the need for housing affordability in our community

- **MEET THE NEED** - we develop housing the market can't or won't cover
- **LONG-TERM INVESTMENT** - our objective is to own and manage
- **TRIPLE BOTTOM LINE:**
 - Maintain physical assets
 - Meet financial objectives
 - Improve quality of life for residents and community