

ABILITY HOUSING



building strong communities
where everyone has a home





Mission:

Building strong communities where everyone has a home

Vision:

A society where housing is a right, not a privilege; and all individuals have safe, affordable housing in vibrant communities

Throughout its history, Ability Housing has developed rental housing the market can't or won't provide... can't because the rents households can afford are too low to be provided by the market; won't because other types of housing development are more profitable.

ability housing

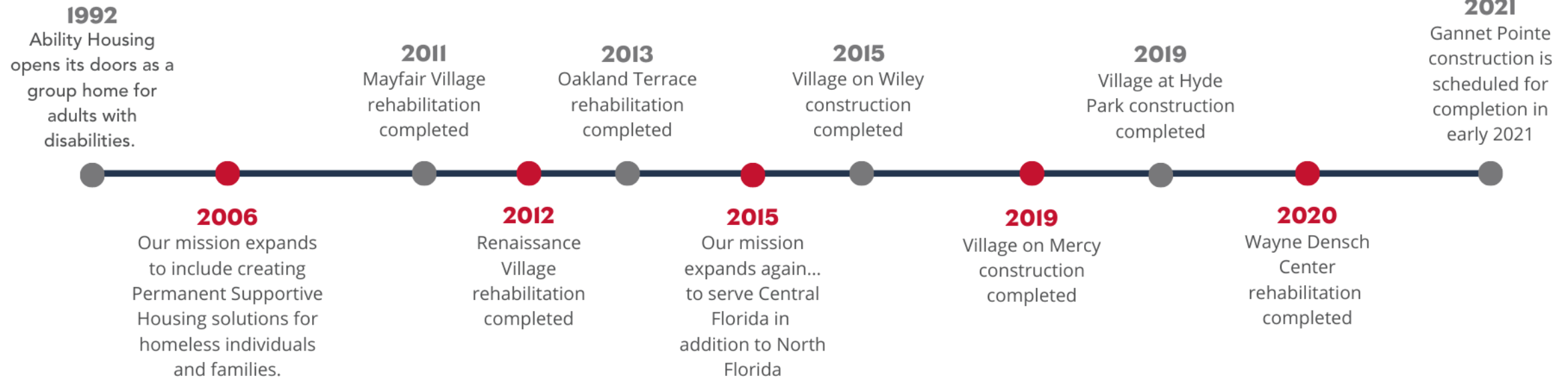


Ability Housing has 10 years experience developing affordable multifamily rental housing.

Our housing is an investment – in the residents and the community.

All Ability Housing properties enhance the neighborhoods in which they are located. Without exception, each community has asked us to develop more housing to help more neighbors in need.

A BRIEF HISTORY OF **ABILITY HOUSING**



Our Portfolio



Mayfair Village Apartments

83-units; Jacksonville, Florida



Oakland Terrace

60-units; Jacksonville, Florida



Renaissance Village

52-units; Jacksonville, Florida



Village on Wiley

43-units; Jacksonville, Florida

Recent work - 2019/20:

- Seven projects in development
- Total value: \$93,420,908



Village on Mercy

166-units; Orlando, Florida



Village at Hyde Park

80-units; Jacksonville, Florida



Wayne Densch Center

75-units; Orlando, Florida

it's expensive



It turns out developing affordable housing is not particularly affordable

It is costly when a deal does not proceed

Be sure you have the financial resources to get to the closing table

it's hard



Average project takes 3-5 years

Highly technical and competitive to
secure funding and incentives

Deal with roadblocks and opposition

Be persistent, but walk away when you
should

have a good team



Knowledge ● Work ethic ● Partnership ● Passion

a board willing to take risks - but also institute “guardrails”



each property should have a “why”

triple bottom line



asset management decisions

Property management - in house or third party

Policies and procedures that reflect your mission and philosophy

Lease up strategy

Leases and occupancy agreements- enforce the rules with compassion

Resident and/or support services

have a good network of partners



be a good neighbor



good
neighbor

Don't be an "island"

Don't underestimate the
importance of engaging with and
being a member of the community

Open property to community
groups

What else can be provided on site?



Thank you

Shannon Nazworth
President & CEO
snazworth@abilityhousing.org