



**ABILITY
HOUSING**
OF NORTHEAST FLORIDA

Innovations in Affordable Housing

2010 National Interagency
Community Reinvestment
Conference

March 16, 2010



Ability Housing of Northeast Florida, Inc.



Our mission is to provide quality, affordable, community inclusive housing for individuals and families at risk of homelessness and adults with a disability.

Ability Housing of Northeast Florida is a tax-exempt, nonprofit organization incorporated in 1992.

Ability Housing operates two rental housing programs:

CASA and Villages, as well as HousingLink Jax, a Tenant Based Rental Assistance program operated in partnership with the City of Jacksonville and the Jacksonville Housing Authority.

CASA



CASA is designed specifically to provide quality, affordable, rental housing to adults with a disability.

- 29 single-family homes scattered throughout Duval County
- Rented to adults with a disability, some of whom are formerly homeless
- Average income is less than \$11,000

Resident surveys state:

- Housing rated as good or excellent
- Improved quality of life
- Increased independent living skills



Villages



Through the Villages Program, Ability Housing develops and operates quality, multi-family, rental properties. This is done by developing vacant land, adapting or reusing existing structures, or acquiring and substantially rehabilitating existing multi-family rental properties.

The Villages program...

- Provides high quality, service enriched housing
- Positively impacts neighborhoods
- Preserves existing affordable housing
- Increases housing options for at-risk families



HousingLink Jax



This program uses federal funds to prevent homelessness.

Families at risk are provided one year of rental assistance, coupled with financial literacy training.



The rental assistance is designed to stabilize a family at risk and provide them a year of assistance. The training is designed to aid them in developing a self-sufficiency plan so that at the end of the year of assistance they are able to pay their rent independently.

Market Served



Ability Housing serves Duval County, Florida.

	<u>Duval County</u>	<u>Northeast Florida</u>
Population	837,964	1,270,734
Area Median Income (AMI)	\$63,900	\$63,900 (family of four)
Persons in Poverty	116,476 (14%)	148,711 (12%)
Persons with a Disability	115,726	176,060

The federal poverty level for a family of four is \$21,200.

The federal poverty level for a single adult is \$10,400.

36,033 Duval County households are severely cost-burdened.

60% earn 30% AMI or less (\$19,170 for a family of four).

Sources: American Community Survey, Department of Housing and Urban Development and Shimberg Center for Affordable Housing, University of Florida

Homelessness – Duval County



18,088 Duval County residents were homeless

7% increase from the previous year

2,821 homeless persons on any given day

92% increase since 2000

Of survey respondents:

26% Veterans

29% Employed

45% Homeless for the first time

71% High school diploma/equivalency or higher

72% Lived in community one year or longer



Partnership Opportunities



There are many opportunities to partner with nonprofit housing developers

- Grants
- Permanent Financing
- Construction Financing
- Pre-development Loans and Grants
- Lines of Credit
- Volunteers
- Board Members



Partnership Opportunities

Example – CASA



Financed with multiple layers of financing:

Community Contributions \$ 269,040

City grants \$ 1,082,479

State Demonstration Loans \$ 1,109,774

Bank Financing \$ 487,440

Total Development Cost \$ 2,948,733

Partnership Opportunities

Example – Mayfair Village



24-month bridge financing:

Bank of America

\$1,300,000

LISC

\$2,000,000

Permanent financing:

Low Income Housing Tax Credit Equity

HOME Loan

Bank financed construction loan: \$5,500,000

Partnership Opportunities

Example – Volunteers



Partnership Opportunities

Example – Board Members



“My experience serving on the Board of Ability Housing of Northeast Florida, Inc. has been personally and professionally rewarding. I became aware of Ability Housing and their mission through my previous employer and have continued my active involvement with them now with my current company. To be able to tap into my 20+ years of experience in the financial services industry to help define our strategies and know at the same time that my efforts are contributing to make Jacksonville a better community for all of its residents is what being a good corporate citizen is all about.”

- Karen Holley
GMAC Financial Services

Contact Information



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