
building strong
communities where
everyone has a home



**ABILITY
HOUSING**



MISSION | VISION

MISSION

To build 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

HISTORY

1992 opened as Grove House of Jacksonville, Inc., a group home serving six women with a developmental disability

Expanded to provide Independent Living Services; Grew into the largest provider of support services in Northeast Florida

1999 began small single-family rental program for persons with disabilities

2004 decision made to separate housing and services into separate organizations

2006 changed name to Ability Housing; expanded populations served

2008 acquired first multifamily property

2015 expanded to Central Florida at request of local leaders

2020 decided to expand to serve households needing affordable housing that did not have a special need

TODAY

- Own 21 single-family homes/quadplexes in Duval County
- Own 9 apartment communities in Duval County
- Own 2 apartment communities in Orange County
- Own 1 apartment community in Osceola County
- Five apartment communities in pre-development: Alachua, Duval, Pinellas and St Johns Counties



Properties in Jacksonville, Orlando and Kissimmee

Projects coming in Gainesville, Jacksonville, St. Augustine and St. Pete

Ability Housing develops and operates housing to improve the quality of life of residents and the community

- **MEET THE NEED** - we develop housing the market can't or won't create so everyone has a home they can afford
- **LONG TERM INVESTMENT** - our objective is to own and manage for the benefit of the community over the long-term
- **TRIPLE BOTTOM LINE** -
 - Maintain physical assets
 - Meet financial objectives
 - Improve quality of life for residents and community

Portfolio

Northeast Florida



Dozier Apartments

14 units
2 studios; 8 1-bedroom;
4 2-bedroom

6 @ 50% AMI
2 @ 80% AMI
6 @ 120% AMI



Mayfair Village

83-units, all 2-bedroom

42 @ 30% AMI
41 @ 50% AMI



Oakland Terrace

60 units
20 2-bedroom; 30 3-bedroom;
10 4-bedroom

100% HUD assisted

Portfolio

Northeast Florida

Before



After



Renaissance Village

52-units;
16 2-bedroom; 36 3-bedroom

All units at 50% AMI



Village at Hyde Park

80-units
43 1-bedroom; 23 2-bedroom;
14 3-bedroom

8 @ 22% AMI
8 @ 33% AMI
64 @ 60% AMI



Village on Wiley

43 units; all 1-bedroom

30 @ 30% AMI
13 @ 50% AMI

Portfolio

Central Florida



Gannet Pointe

80-units

32 1-bedroom; 32 2-bedroom;
16 3-bedroom

12 @ 40% AMI

68 @ 60% AMI



Village on Mercy

166 units

43 studios; 43 1-bedroom;
50 2-bedroom; 30 3-bedroom

25 @ 40% AMI

141 @ 60% AMI



Wayne Densch Apartments

75 units

26 studios; 49 2-bedroom

16 @ 50% AMI

16 @ 60% AMI

45 @ 80% AMI

Portfolio

Total Number of Units

Multifamily	711
Single-family	46
Master lease	102
	<hr/>
	859

Total Portfolio Value > \$92million

Value of Projects in Development > \$105 million

4 projects (375 units):
Alachua County
Duval County (2)
Pinellas County
St Johns County

Programs

As a nonprofit, Ability Housing is focused on the outcomes of the residents; our goal is for the housing we provide to be a springboard for the residents achieving their goals for their families. To that end, we provide many services, for residents and the community.

Among the services and programming provided are:

- Free Montessori-like preschool
- Onsite satellite health clinic and services
- Accessing benefits
- After school tutoring and activities
- Summer youth camp
- Youth mentoring
- Workforce/career development
- Homeownership assistance
- Crime prevention and neighborhood watch
- Adult and youth literacy
- Budgeting, credit and financial literacy
- Tax preparation assistance
- Food assistance
- Leadership development

THANK YOU

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