

# HOPE PARTNERSHIP: BUILDING A FUTURE WHERE EVERYONE THRIVES

Presented by:

**Rev. Mary Lee Downey - Hope Partnership, Inc.**



# The Vision of Hope Partnership

- Belief in safe, dignified housing for all.
- **Our diverse areas of impact:** outreach, emergency services, prevention, rehousing, employment, ID services, advocacy, education.
- **Introducing Thrive Studios:** Affordable housing in Kissimmee.



# Thrive Studios: Affordable Housing with Dignity



- Welcoming tenants in 2025.
- Trauma-informed property management approach.
- On-site holistic services for residents.



# Building a Model for Community Success

- A model designed to inspire other communities.
- **From surviving to thriving:** Our ultimate goal.
- **Personal journey:** From resisting housing projects to leading them.



# Addressing the Housing Shortage

- Rapid community growth impacts housing availability.
- 18 affordable units for every 100 extremely low-income households.
- Working families living in motels, cars, and woods.





# HOUSING AT A GLANCE

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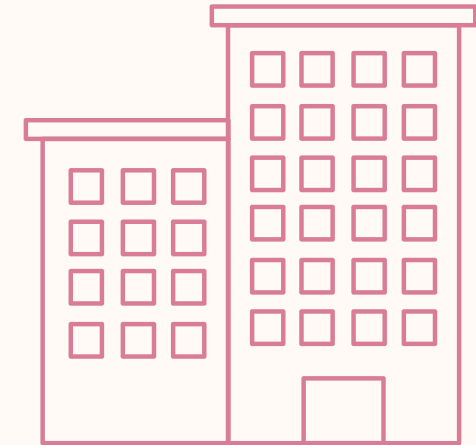
**\$624**

Rent Affordable at  
Minimum Wage (\$12.00)



**105**

Hours a Week at  
Minimum Wage to  
Afford a 1-Bedroom  
Apartment



**\$1,638**

Fair Market Rent  
for 1-Bedroom  
Apartment

**Renters need to make \$31.50 an hour to  
afford a modest one-bedroom rental.**

*Calculated using NLIHC Methodology and the most recent FY 2024 FMR released by HUD 9/7/2022*





# Filling the Housing Gap in Central Florida

- Lack of studios, small apartments, and starter homes.
- The focus is on luxury apartments and single-family homes
- The cost is borne by the low-wage workforce.
- Hope Partnership's role in addressing this gap.





# Reimagining Spaces for Our Neighbors

- From dilapidated hotels to thriving communities.
- Adaptive reuse as a sustainable solution.
- Building neighborhoods where families can heal and grow.





# The Opportunity in Aging Infrastructure

- Average age of commercial buildings: 53 years.
- HWY 192: Hotels from the early tourism era.
- Current use: Housing the workforce and aging seniors.
- Challenges and opportunities in redevelopment.



# The Benefits of Adaptive Reuse

- Environmental impact: Reducing carbon footprint and waste.
- Economic appeal: Cost-effective construction and quicker turnaround.
- Affordability: Renting at rates people can afford, sparking local economic growth.



# Overcoming the Challenges of Adaptive Reuse

- Requires careful planning and creativity.
- Navigating complex regulations.
- Upgrading infrastructure: Electrical systems, kitchen installations.
- The long wait for materials and construction approvals.



# Thrive Studios: A Vision Worth Pursuing

**HOPE**  
PARTNERSHIP



**bumpus and associates, inc.**  
Architecture Interior Design



# Together, We Can Make a Difference





# Thank you



Mary Lee Downey



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