HEALTH + HOUSING: NOW, MORE THAN EVER

A.H. of Monroe County, Inc. 2022 Annual Report
COUNSELING | TESTING | LINKAGE TO CARE

The object, general purpose and nature of this Corporation shall be to establish and maintain in Monroe County, Florida, a Corporation that will:

- Provide case managed health care, food programs, counseling, housing, clinical, and other supportive and volunteer services.
- Increase affordable housing by acquiring, developing, and maintaining low income housing for persons in need.
- Conduct health education and linkage to care.
There seems to be an echo here.

My words at this time last year: I don’t think anything surpasses the escalating lack of affordable housing in our City and the Keys.

Despite promising inroads, it is still true. An inability to access a rent or mortgage that doesn’t devour your budget exposes how blurry the line can be between comfort and couch-surfing.

So, what is affordable?

No more than 30 to 40 percent of your income should be used to rent or for a mortgage.

The disparity is not new. As long as the Keys have been praised as Paradise, it has also been cited as an expensive proposition in which to realistically live.

We continue to see “need” emerge on both fronts of Health and Housing in the Keys. Rent has, in some cases, doubled. Insurance premiums are soaring. The fragility of our infrastructure...heartbreaking food insecurity...an aging demographic needing specialized geriatric health care...mental health housing...LGBTQ+ primary care...a continual exodus from the Keys of service industry workers, teachers, and emergency responders due to the cost of living. We have serious Health + Housing issues within our community, and we need everyone at the table.

As a long-time stakeholder of this island, we had to do something.

So we broadened our Mission...not only to continue our quest for lives free of HIV, but to also invest in caring for our community.

HEALTH + HOUSING now truly means what it says.

More than discussion groups and town hall meetings, change requires people to invest personally and professionally.

It also requires patience and perseverance.

The need became so clear we have even now divided our AHMonroe.org site into two separate entities: AHHealth.org and AHHousing.org. Now you can access precisely what you need, without skimming and scrolling through information not pertinent to your specific needs.

This Spring, we hope to begin construction on the parcel of land now known as The Lofts at Bahama Village, given by the Navy to the City expressly for affordable housing. The Lofts will be an affordable community and, significantly, intended for those living in Bahama Village.

The benefits will be many. It preserves a legacy...it reinforces a local authenticity...It subtracts the dependence on a car. Stay tuned for more information at AHHousing.org.

As the headline claims now, more than ever, we link arms with the city, community, and collaborators to ensure we retain our families, flavor, funk, and friendships of Key West.

A roof over one’s head shouldn’t have to be a far-off dream.
2022 was ANOTHER busy year at the Agency. We were able to produce **Taste of Key West** after a 2 year COVID hiatus—brining back the beloved food and community experience was a true highlight of the year. We also returned with our **King and Queen of Fantasy Fest Campaign**—our final campaign. It was a bittersweet campaign with four amazing Candidates who truly gave their all for the Agency. We are grateful that the TDA allowed us to be stewards of the campaign for so many years. We keep moving forward on **The Lofts at Bahama Village** project and anticipate our groundbreaking in the Spring of 2023.

The Agency continues to grow and pursue projects that enhance our Mission of Health + Housing for the Keys community.

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**Where we are**

**KEY WEST - LOWER KEYS**
- **Gordon Rollins Center**  
  1434 Kennedy Drive
- **Poinciana Royale**  
  1341 McCarthy Lane
- **Marty’s Place**  
  Residential Care Center  
  1909 Venetia Street

**MARATHON - MIDDLE KEYS**
- **Ruth Ivins Center**  
  3333 Overseas Hwy.

**TAVERNIER - UPPER KEYS**
- **Roth Building**  
  50 Highpoint Road

**KEY LARGO - UPPER KEYS**
- **First Horizon Bank**  
  99451 Overseas Hwy, Ste 200

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**UNUNG 2023 HEROES**

**COMmUNITY FOUNDATION OF THE FLORIDA KEYS**
Our focus remains on keeping our consumers living with HIV/AIDS healthy and engaged...but we're just as focused on prevention and lifestyle wellness to ensure a generation free of HIV-infection.

We achieve accessible healthcare through collaborative clinical partnerships, both in-house and within the Keys community. This includes Resource Identification. Any resident of Monroe County can speak with an AH Medical Case Manager about various eligibilities and requirements. We can steer you to who offers what.
KEY WEST PRIDE

When approached for an annual sponsorship in the 2022 Key West Business Guild (KWBG) PRIDE program, we chose not to invoke our typical messaging. We hope our full-page ad clearly communicated how our Board, Staff, and Management feel. As we look forward to our Key West PRIDE Street Fair on June 10th in our familiar AH tent, remember: while we all love a party, LGBTQ+ pride is something we should embrace 365-days-of-the-year...now, more than ever. Our voices have resonance. Our activism and votes are heard.

VOLUNTEER FAIR

AH was invited by the Key West High School chapter of the National Honor Society (NHS), a nationally-recognized club for high school students dedicated to service, leadership, scholarship, and character, to host an October booth at their Volunteer Fair. Of course, we ALSO welcome volunteers of a “more mature” age, too, to help us out.

Volunteering, whether it’s selling tickets...directing patrons...event set-up or breakdown...communications and marketing...social influencing...or just cheerleading helps us improve total revenue which means additional funding for clients living with HIV/AIDS and our Housing initiatives.

HIV PREVENTION

Our 3rd year of Keys outreach warranted a refreshed look, so ’Give Us The Finger!’ signage at bus stop shelters throughout Monroe County became even more eye-popping. The goal of a generation free of HIV continues, and that means HIV-testing, PrEP discussions, safer sex wallets in nightclubs, shops and guesthouses and sexual wellness options from our Prevention team.
Taste of Key West represents much more than a “foodies” paradise of seafood, Caribbean and Cuban flavors, European delicacies, Asian fusion cuisine and vegetarian dishes. The 3-hour event involves so many moving parts: the restaurants, their management and staff; sponsorships; a corps of volunteers; and, of course, the hungry and thirsty public! With every bite and sip taken, the funds raised help with food vouchers; underwrites safer sex condom packets to help prevent HIV-infection; enables us to continue Resource Identification, an Agency service where staff matches anyone’s needs with outside services we may not provide; and reminds locals and tourists who we are and what we do.

Since the The Royal Campaign of Fantasy Fest’s inception more than 30 years ago, 64 queen and king pairings have been crowned, along with a plethora of dukes and duchesses (and a prince and princess), raising more than $5 million. So could there have been a more majestic farewell to the Agency producing and benefiting from The Royal Campaign of Fantasy Fest? A stunning Key West evening…four enthusiastic Candidates…and a total unfurled of $305,637…and the promise of new horizons to explore when the Florida Keys SPCA assumes the Campaign for 2023 and continues the legacy.

The 2022 disbursement of The SMART Ride (TSR) money to the Agency yielded an astonishing $195,341.46. Without their generous funding, a significant gap would emerge in our Annual Budget. Our Key West Mile Markers’ team’s unflagging devotion, fierce advocacy and relentless quest to reach the next financial plateau is always staggering to witness. TSR’s 2023 goal is $2 million, to be raised by the 6 participating Agencies and their teams, for their epic 20th anniversary ride from the University of Miami, ending up in Key West. (The ride consists of 500 riders and 250 volunteer crew.) For more information or to register, visit www.TheSMARTRide.org
TASTE OF Key West 2023
CELEBRATING 28 YEARS!

MONDAY, APRIL 24
6-9PM
TRUMAN WATERFRONT

WALKING & BIKING ENCOURAGED!
ADVANCE TIX @ KEYSTIX.COM
*NEW* VIP PASS & TENT SEATING AVAILABLE THIS YEAR

THE ISLAND’S BEST RESTAURANTS WILL BE SERVING CULINARY DELIGHTS!
FINE WINE & BEER BY REPUBLIC NATIONAL DISTRIBUTING COMPANY!

TASTE OF KEY WEST VIP

An elevated way to enjoy the Taste of Key West event that you already know and love!

TAKE A SEAT UNDER THE TENT, AND PICK UP YOUR WINE GLASS, PINT GLASS AND PLATE.

SIMPLY SHOW YOUR LANYARD TO GET SAMPLES OF FOOD, WINE, BEER AND SPIRITS.

TICKETS $125.00 PER PERSON @ KEYSTIX.COM
MONDAY, APRIL 24 • 6-9PM • TRUMAN WATERFRONT
HOUSING IS FOR EVERYONE

We’re proud of our properties!

Housing is care. Having a place to call home is a key component of wellness. Consider a health-challenged life where you don’t have a place to store needed medications… consistent neighbors to reach out to… cookware or refrigerator… access to general hygiene or laundry… a solid night’s rest. None of us would fare well.

**McCARTHY-ROGERS**
- 5 UNITS
- 2 - 2/bedrooms
- 2 - 1/bedroom

**SEEBOL PLACE**
- 14 UNITS
- 1/bedroom community
- 7 are handicap-accessible

**MARTY’S PLACE**
- 47 UNITS
- 1/bedroom community
- 12 are handicap-accessible

**HARVEY HOUSE**
- 11 UNITS
- 10 - 1/bedroom
- 1 - 2/bedroom

**POINCIANA ROYALE**
- 50 UNITS
- 1/bedroom community
- 3 are handicap-accessible

**HARVEY HOUSE**
- 11 UNITS
- 10 - 1/bedroom
- 1 - 2/bedroom

*We accept all federally-funded programs for which any qualified applicant might qualify.*

*AH does not discriminate based on race, creed, color, ethnicity, national origin, religion, sex, sexual orientation, gender expression, age, familial status, physical or mental ability, veteran status and military obligations or marital status.*

*Each AH property is program-specific, based on income and/or disability. Restrictions apply.*
When they say, “it takes a village”,

THIS IS THE AH VILLAGE.

Giselle Rocabruto Mora
MEDICAL CASE MANAGER

Annette Mobley
PROPERTY MANAGER

Rodney Ross
MARKETING/FR DIRECTOR

E. Scott Pridgen
EXECUTIVE DIRECTOR, CEO

Christie Moore
JUNIOR ACCOUNTANT/SUPPORTIVE SERVICES

Michael Hodge
MEDICAL CASE MANAGER

Jennifer Suarez
HEALTH COMMUNICATION SPECIALIST

Bryan Rowland
ADMINISTRATION/OUTREACH COORDINATOR

Joan Higgs
RN – INTENSIVE CASE MANAGER

Margie Cooper
RN – INTENSIVE CASE MANAGER

Not pictured: Jan Scheepers
MAINTENANCE ENGINEER

Chuck Brown
FRONT DESK

Katie Lutz
MEDICAL CASE MANAGER

John Guy
DIRECTOR OF A.H. HOUSING SERVICES

Michelle Norwood
DIRECTOR OF CLIENT SERVICES

Jason Hatch
LEAD MEDICAL CASE MANAGER

Randy Bickers
SENIOR ACCOUNTANT/OUTREACH SERVICES

Joe Petrick
FRONT DESK ADMINISTRATION

Michelle Liotta
HOUSING CASE MANAGER

E. Scott Priddgen
EXECUTIVE DIRECTOR, CEO

Giselda Lottta
HOUSING CASE MANAGER

Lauren Cuvello
DIRECTOR OF COMPLIANCE

Suzanne Kent
HOUSING CASE MANAGER

Mark Tischler
DIRECTOR OF FINANCE

Guillermo Vasquez
MAINTENANCE

Stephen Aube
CLIENT LIAISON

Dan Suarez
WEBMASTER

Not pictured:

Not pictured:

Not pictured:

Jan Scheepers
MAINTENANCE ENGINEER
Finance Highlights FY 2022

WHERE THE MONEY COMES FROM

- **Contributions**: $3,333,286 (39%)
- **Grants**: $2,309,726 (27%)
- **Rental Properties**: $1,965,974 (23%)
- **Other Income**: $566,848 (6%)
- **Fundraising**: $420,410 (5%)

HOW THE MONEY IS SPENT

- **Client Services & Education**: $2,441,257 (48%)
- **Residential Facilities**: $1,314,599 (26%)
- **Administration**: $854,729 (17%)
- **Property Management**: $278,422 (6%)
- **Fundraising**: $149,453 (3%)
The Lofts @ Bahama Village

COMING LATE 2024

Within the next 18 months: Key West’s premier affordable workforce housing, consisting of 98 rentals and 28 home ownership units. A winning collaboration between the City of Key West and the Bahama Village Community.
Sign up, and bring a best friend... favorite neighbor... co-worker...
the November 17/18 ride from Miami to Key West is
BETTER WITH A BUDDY!

The 2023 goal is $2 million for the 20th anniversary of The SMART Ride.