



2026



1995

Enterprise Village



SULZBACHER
HOUSING • HEALTHCARE • HOPE



2018



DEAR FRIENDS,

In 1995, I.M. Sulzbacher Center for the Homeless opened as Jacksonville's safety net for homeless and impoverished residents. The mission: to address homelessness in a comprehensive manner, targeting the barriers that bring individuals to the streets.

The Center was a public, private, non-profit collaboration including the City of Jacksonville, United Way of Northeast Florida and the private sector, led by local business leader and City Council member, Mr. I.M. Sulzbacher. Services originally offered were meals, shelter, showers and job training for men. There weren't beds, just lines on a concrete floor with sleeping mats—but it was a start.

Today, our services have vastly grown—as has the number of people we serve. Vital services (provided mostly free of charge) include: food, shelter, primary health, dental and vision care, employment services, substance abuse counseling, mental health counseling, housing referrals, financial counseling, resident savings accounts, case management/crisis intervention, youth counseling/children's case management, Headstart early learning center, afterschool program, culinary program, catering company (social enterprise), mobile outreach and more.

In 2018, the troubling rise in homeless women and families led to establishing our second campus, *Sulzbacher Village for Women and Families*. We focused on the root cause of homelessness: lack of affordable housing. With 70 permanent apartments and 56 short term/emergency units for women and families coming directly off the street, we added an early learning center, afterschool program, job training with Goodwill on site and a huge health clinic.

Now, we've embarked on a new campus. *Enterprise Village* is a sprawling 17-acre project in Jacksonville's NW quadrant—a health desert without significant development. With 100 permanent apartments, expansive clinic building, job training facility, 80 short term emergency housing units, corporate headquarters and more, it'll breathe new life into the area.

Through growth, one thing is steadfast: the amazing community support from you, our donors and community partners. As the saying goes, "it takes a village" Thank you for being part of this village.



Cindy Funkhouser

Cindy Funkhouser, MSW
CEO, Sulzbacher

BY THE NUMBERS

HOUSING

401,200
NUTRITIOUS
MEALS SERVED
to our COMMUNITY



789
PEOPLE PLACED in
PERMANENT
HOUSING



51,537
NIGHTS SPENT &
752 PEOPLE SERVED
in EMERGENCY HOUSING



287
MILITARY
VETERANS
SERVED by Sulzbacher

HEALTHCARE



65.1%
PATIENTS below 200%
POVERTY LEVEL



92
STUDENTS in Residency
PROGRAMS

6,284
PATIENTS SERVED



62.2%
ENROLLED in MEDICAID

HOPE



6,284
MEALS
PURCHASED
through INSIDE THE BOX



40
Kids attended our 5-STAR
EARLY LEARNING
CENTER

409
COMPLETED TRAINING &
SECURED
EMPLOYMENT

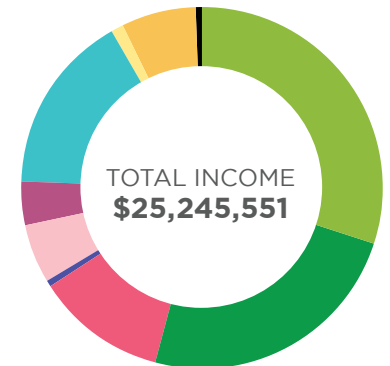


18
STUDENTS GRADUATED from
CULINARY ARTS
PROGRAM



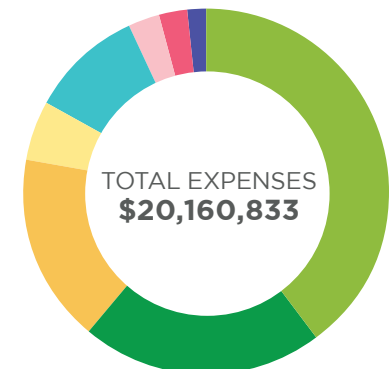
BEHIND THE FUNDS

- 30.1% Federal & State Funds
- 24.2% Capital Campaign
- 11.6% City of Jacksonville
- 0.5% United Way
- 5.4% Special Events
- 3.9% Private Donations
- 16.1% Earned Income
- 1.2% In-Kind
- 6.6% Foundations
- 0.4% Corporate Donations



TOTAL INCOME: **\$25,245,551**

- 40.0% Health Services
- 21.2% Housing Programs
- 16.7% Shelter Services
- 5.2% Hope Programs
- 10.0% General Admin. & Fundraising
- 2.8% Respite Services
- 2.7% Depreciation
- 1.4% Enterprise Village Capital Campaign



TOTAL EXPENSES: **\$20,160,833**



TINY HOMES: A New Path to Dignity

Ten men who spent years—some even decades—sleeping on Jacksonville’s streets now have a place to feel safe.

Last summer, Sulzbacher launched an innovative Tiny Homes pilot program in partnership with the DuPont Foundation and Jacksonville Fire and Rescue Department (JFRD). These aren’t just structures—they’re lifelines for Jacksonville’s most vulnerable residents, men living with chronic mental health challenges who have fallen through every other safety net.

The timing couldn’t be more critical. When Florida’s HB1365 law took effect last October, criminalizing sleeping in public spaces, our most vulnerable neighbors faced an impossible choice: congregate shelter settings that trigger their trauma or breaking the law simply by existing. For men whose mental health needs make traditional shelters unbearable, there was nowhere to turn.

Until now.

Through the PATH initiative, these tiny homes offer something revolutionary—a dignified alternative. When first responders encounter someone in crisis, they no longer have to choose between jail and shelter that won’t work. They can offer stability, privacy, and hope.

All ten homes are now occupied. Men who survived Jacksonville’s streets for two years, ten years, even thirty years, now have their own safe space—the foundation they need to begin healing.

If this pilot succeeds—and early signs are promising—it could create a model that expands throughout Jacksonville, offering an innovative solution to chronic homelessness across our city.

This work is made possible through partnerships with visionaries like Synergy Steel of South Carolina, who share the commitment to transforming lives. Together, we’re building more than tiny homes—we’re building pathways from survival to stability, from streets to shelter, from despair to dignity.

Because of community support, Jacksonville’s most vulnerable neighbors now have hope.

Photo credit: Wes Lester,
City of Jacksonville

CULINARY ARTS PROGRAM: Where Skills Meet Opportunity

Chef James Beard famously said, “Food is our common ground, a universal experience.” At Sulzbacher, we’ve discovered another universal truth: the food industry’s constant need for skilled, motivated workers creates extraordinary second chances.

Our newly launched Culinary Arts Program transforms lives, one knife skill at a time.

The 15-week program was built in partnership with Metropolitan Ministries in Tampa, whose 12-year track record proved this model works. Students spend their first 12 weeks training as prep chefs with our dedicated chef instructor, learning both technique and professionalism in our commercial kitchen working with our *Inside The Box* Corporate Catering Company. Then comes the real test: a three-week paid externship with local restaurant partners who see potential, not past circumstances.

The results speak for themselves—18 graduates in our first year alone.

The program welcomes both Sulzbacher residents and community members, with students recruited through Goodwill’s ASTEP (Academic Support Through the Employment Process) Program, which provides wraparound support from bus passes to kitchen shoes.

JAMES’S STORY SHOWS WHAT’S POSSIBLE.

When James arrived at our Men’s Campus, culinary work was completely new to him. But he showed up, worked hard, and mastered every lesson. His three-week externship at V Pizza turned into a full-time job offer after just one week. Since then? Two promotions. A car of his own, and a move into one of Sulzbacher’s Step Up Rooms, where he now pays rent for his own private space—a milestone that represents so much more than four walls.

James found his common ground. And it’s changing everything.

This is what happens when opportunity meets readiness—when a community invests not just in housing, but in pathways to independence. The Culinary Arts Program isn’t just teaching people to cook. It’s teaching them they belong at the table.



ENTERPRISE VILLAGE: A Bold New Model for Transformation

In November 2025, Sulzbacher broke ground on something unprecedented: a 17-acre campus called Enterprise Village, where housing, healthcare, and opportunity come together under one roof.

Located at 4785 Walgreen Road, the Enterprise Village will feature 100 affordable apartments for formerly homeless men ready to rebuild their lives. But this isn't just housing—it's a launchpad for sustainable independence.

What makes it revolutionary? On-site manufacturing businesses will generate revenue to sustain wraparound services, creating a self-sustaining model while empowering those often left behind—including individuals with felonies and other barriers to employment.

The complete ecosystem includes:

- Real-world job training in an actual business setting
- Full healthcare services (FQHC) open to the entire community
- Mayo Learning Clinic partnership
- Industrial kitchen and culinary training
- Substance abuse treatment
- Goodwill career training with FSCJ
- 80 emergency shelter units
- Green spaces and wellness facilities

Phase I Financing (\$37 million) was secured through EverBank, Jacksonville Housing Finance Authority, The Community Foundation for Northeast Florida (Delores Barr Weaver Legacy Fund), The Jessie Ball duPont Fund, and the City of Jacksonville. Partners include The Vestcor Companies (co-developer) and Summit Contractors (general contractor).

Construction is underway for Phase I. Completion is expected by the end of 2026. Phases II and III are in planning.

The Enterprise Village isn't just a building—it's a bold statement about what's possible when we invest in people, not just programs. It's where second chances become lasting transformations.



Phase II-A

Phase I

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*Sponsored by LSF Health Systems LLC, and State of Florida, Department of Children and Families

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