

CASE STATEMENT FOR SUPPORT

Housing Stability for Older Adults in Baldwin County, Georgia

Why This Matters Now:

Throughout the nation, housing prices are soaring, and the availability of affordable housing is especially concerning. In Baldwin County, Georgia, too many older adults face housing insecurity not because they failed to plan, but because life changed.

A veteran living on a fixed disability income struggles to keep up with rising rents after a medical setback. An elderly resident who spent decades working in Milledgeville is forced to choose between prescription medication and housing costs. These neighbors are not transient. They are long-standing members of the community whose stability is being quietly eroded.

VTS Community Restoration exists to ensure that **those who served our country and those who built our community can age with dignity, stability, and support, without fear of displacement.**

The Need:

Baldwin County is home to a significant population of seniors living on fixed or limited incomes. Rising housing costs, limited affordable units, and increasing health and accessibility needs have widened the gap between income and access to safe and affordable housing.

Key challenges include seniors struggling with behavioral health needs or gaps in benefit access, living on Social Security or retirement income that has not kept pace with housing costs, limited availability of affordable, accessible housing units, and increased risk of housing instability due to health events or loss of informal support systems.

Without intervention, these conditions contribute to **housing displacement, preventable homelessness, and avoidable health crises** among populations that should be protected, not overlooked.

About VTS Community Restoration, Inc.:

The mission of VTS Community Restoration, Inc. is to create a sustainable and thriving community by building affordable homes for native individuals and families in need in Milledgeville, Georgia, and the surrounding areas.

By focusing on Milledgeville, the county seat of Baldwin County, the organization plans to strengthen community stability by addressing housing insecurity among vulnerable populations, thereby setting a standard of care for the aging population.

We envision a city where every individual and family has access to a safe, affordable home; neighborhoods are vibrant and inclusive; and the community thrives through our collective efforts.

We aspire to be a catalyst for positive change, inspiring hope and transforming lives through providing quality housing and promoting sustainable urban development in Milledgeville, Georgia.

The organization brings together property management, housing coordination, supportive services, and strong governance to deliver solutions that are **mission-driven, financially responsible, compliant with nonprofit and housing regulations, and grounded in dignity and respect for residents.**

Program Overview: Affordable Housing with Dignity and Support

The VTS Senior Affordable Housing Program provides **safe, affordable residential housing paired with supportive services** designed to promote long-term stability and independence.

Program components include managing affordable housing units made available through a master-lease model; resident-centered intake and placement; ongoing partnerships with agencies focused on case management and service coordination; aging-in-place and housing-retention supports; and veteran-specific referrals and benefits navigation.

Housing is not treated as a temporary solution, but as a foundation for health, stability, and quality of life.

Why VTS Community Restoration Is Positioned to Lead

VTS Community Restoration, Inc. is uniquely positioned to deliver this program because it operates with a funding-ready housing structure that prevents private benefit; separates property ownership from program operations; maintains strong board governance and financial oversight; builds partnerships with local service providers and community stakeholders; and prioritizes transparency, compliance, and measurable outcomes. This approach ensures that funder investments are protected and that mission impact remains the primary focus.

Anticipated Impact

Through this initiative, the organization expects to accomplish the following impact:

- Increase housing stability for seniors from Baldwin County who are housed in Milledgeville, Georgia
- Reduce the risk of homelessness among residents on fixed incomes
- Improve access to healthcare, benefits, and supportive services
- Support aging in place and independent living
- Strengthen overall community health and resilience

Success will be measured through housing retention, resident well-being indicators, and service engagement outcomes.

Use of Funds

Philanthropic and grant funding will be used to assist aging residents, support housing program operations, fund case management and supportive services, coordinate access to senior benefits, maintain housing quality and compliance, and build program sustainability and reserves.

Call to Action

By investing in this program, you help ensure that **seniors who have contributed a lifetime of work are not left behind.**

Your support will provide more than housing. It will deliver stability, dignity, and peace of mind for Baldwin County residents who deserve security in the next chapter of their lives.

*Together, we can respect our aging seniors, and
strengthen our community, one home at a time.*