



Senior Affordable Housing Initiative

Helping Older Adults Age in Place in Baldwin County, Georgia

2026 Investment Deck

The Problem: Baldwin County's Growing Housing Crisis for Seniors

Every senior deserves a safe place to call home.

Across Baldwin County, more older adults are struggling to remain in the communities they helped build. Rising housing costs, limited affordable rental options, and fixed retirement incomes are creating an increasing risk of housing instability for seniors.

Many older adults are forced to choose between:

- *Paying rent*
- *Purchasing prescription medications*
- *Buying groceries*
- *Accessing healthcare*

With the average rent for a modest one-bedroom apartment approaching \$900 per month, quality housing has become unaffordable for many seniors living on Social Security or limited retirement income.

Why This Matters

Housing is more than shelter—it is the foundation for health, independence, safety, and quality of life. Without affordable housing, seniors are at greater risk of isolation, declining health, institutionalization, and homelessness.

"No senior should have to leave the community they love simply because they can no longer afford to live there."

The Solution:

Six Affordable Homes Designed for Aging in Place

VTS Community Restoration, Inc. proposes the development of three duplexes, creating six one-bedroom, one-bath homes specifically designed for older adults living on fixed or limited incomes.

Project Features

- Six affordable rental homes
- Single-level, senior-friendly design
- Accessible layouts that support aging in place
- Energy-efficient construction to reduce utility costs
- Safe, attractive neighborhood setting
- Long-term affordability through nonprofit ownership and management

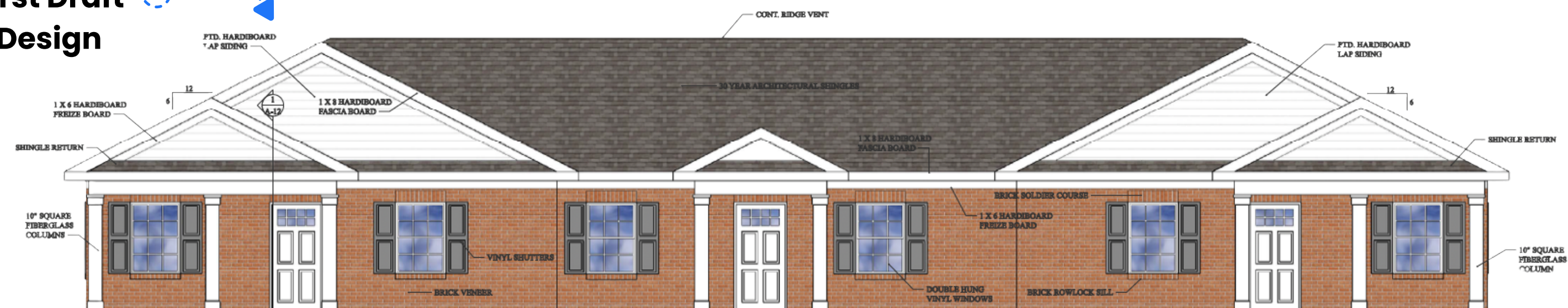
More Than Housing

This initiative is not simply a construction project. It is a long-term investment in the health, stability, and independence of Baldwin County's seniors.

Project Cost: Approximately \$1 million

\$979,880
Left to Raise

First Draft
Design



The Impact:

Helping Seniors Age in Place with Dignity

Research consistently shows that older adults experience better physical, emotional, and mental health when they are able to remain in familiar communities with access to supportive services.

The VTS Senior Housing Initiative will help residents:

- *Maintain independent living*
- *Reduce financial stress*
- *Improve housing stability*
- *Stay connected to family, friends, and faith communities*
- *Access healthcare and community resources*
- *Reduce the likelihood of costly institutional care*

A Collaborative Community Model

VTS will partner with local organizations to coordinate:

- *Senior case management*
- *Healthcare referrals*
- *Transportation assistance*
- *Food and nutrition programs*
- *Benefits navigation*
- *Wellness and social engagement opportunities*

***Our Vision: A community where every senior can age safely,
independently, and with dignity.***

The Funding Opportunity:

A Community Investment with Lasting Returns

Phase One Includes the Construction of

- Three duplexes
- Six affordable homes

Our Funding Strategy

VTS is pursuing a diversified funding model that combines:

- Federal appropriations
- Foundation grants
- Local government partnerships
- Community philanthropy
- Corporate sponsorships
- Affordable financing

This blended approach reduces long-term debt, preserves affordability for seniors, and creates a financially sustainable nonprofit housing program.

Why Invest?

Your investment will:

- Increase affordable housing inventory
- Strengthen Baldwin County neighborhoods
- Support healthy aging
- Create a permanent community asset
- Lay the foundation for future phases of development



Why VTS Can Deliver: Experience. Commitment. Community.

VTS Community Restoration, Inc. is more than a housing developer. It is a community development organization committed to restoring neighborhoods and improving quality of life.

Why VTS?

- *Mission-driven nonprofit organization*
- *Strong community relationships*
- *Clear governance and accountability*
- *Funding-ready housing model*
- *Commitment to long-term affordability*
- *Strategic partnerships with local agencies and service providers*

Sustainable by Design

Unlike for-profit developments, every dollar generated through rental income will be reinvested into:

- *Property maintenance*
- *Capital reserves*
- *Resident support*
- *Future affordable housing initiatives*



***Our goal is not simply to build homes.
It is to build lasting community impact.***

The Founder Story: Restoring the Neighborhood That Raised Him

For Founder **Vincent Simmons**, this project is deeply personal.

Growing up in Milledgeville's West End community, Vincent witnessed firsthand the strength, resilience, and sense of community that defined the neighborhood. He also saw the challenges that emerged as families aged, housing deteriorated, and investment declined.

Rather than walking away, he chose to come back.

Through VTS Community Restoration, Inc., Vincent is leading an effort to restore hope by creating affordable housing that allows seniors to remain in the community they helped build. This initiative is about more than construction.

It is about honoring the people who invested their lives in Baldwin County and ensuring they can age with dignity, independence, and security.

Join Us

Together, we can build more than six homes.

We can create a model for compassionate, sustainable senior housing that transforms lives and strengthens our community for generations to come.

This is just the beginning!
