

SERVING ALABAMA, GEORGIA AND MISSISSIPPI



CARING

2022 ANNUAL REPORT

July 1, 2021 - June 30, 2022



There are no limits to caring.®

VOA Southeast is a movement organized to reach and uplift all people and bring them to the knowledge and active service of God.

VOA Southeast, illustrating the presence of God through all that we do, serves people and communities in need and creates opportunities for people to experience the joy of serving others.

VOA Southeast measures its success in positive change in the lives of individuals and communities we serve.

Thanks to your generosity, VOA Southeast helped over 30,000 people in need last year. However, people in our communities continue to struggle.

A homeless veteran who responded to the call and served in Afghanistan now sleeps under the local bridge while struggling to cope with mental illness.

An elderly woman makes the difficult choice between buying groceries and medication or paying her rent to avoid eviction.

A woman with two small children seeks treatment for methamphetamine addiction, alone and isolated.

The developmentally disabled man who lived for over 30 years confined in a state institution which is now closed, needs our help not only to survive but to thrive in the world outside those confines.

For more than 40 years, VOA Southeast has helped people become self-sufficient and live with dignity. People are often forgotten or undervalued by society, and they need essentials such as food and clothing, access to medical care and affordable housing.

We cannot do it without you! Your generosity and support enables our organization to help tens of

thousands of people in need and show God's love to many who cannot remember what it's like to be loved and cared about. Please consider supporting us as we continue this important work and seek to fulfill our mission of uplifting the many people around us who are less fortunate. And join us in prayer for VOA Southeast, our employees and all those we serve.

Proverbs 19:17 – “Whoever is kind to the poor lends to the Lord, and He will reward them for what they have done.”



A handwritten signature in black ink that reads "Rob Rogers".

Rob Rogers
President and CEO



A handwritten signature in black ink that reads "Patsy B. Dow".

Patsy Dow
Board Chair

Health & Human Services



24
Accessible Housing for
Deaf/Hard of Hearing



136
Day Care



263
Mental Health
(including housing)



15
Accessible Housing for
Physically Disabled



163
Emergency Services
Grant (Homeless &
Prevention)



110
Seniors



545
Affordable Housing
for Families in
Emergency and Crisis

34,769
Total Served



92
Substance Abuse



943
Affordable Housing
for Seniors



118
Intellectual
Disability (Other)



796
Veterans



31,061
Children & Youth



425
Intellectual Disability
(Residential Care)



78
Intellectual Disability
(Day Program)



Financials

ASSETS

Current Assets	\$34,058,146
Fixed Assets	\$55,694,010
Other Long-Term Assets	\$4,778,811
Total Assets	\$94,530,967

LIABILITIES

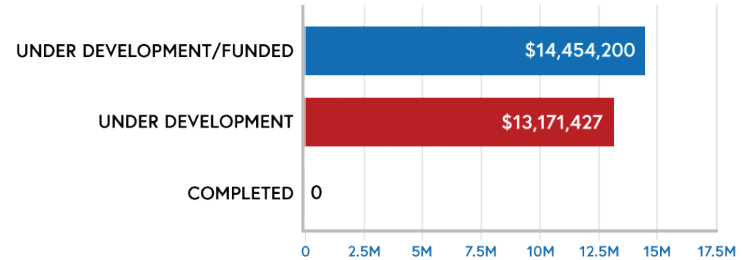
Current Liabilities	\$5,930,244
Other Liabilities	\$8,093,712
Total Liabilities	\$14,023,956

Net Assets	\$80,507,011
Total Liabilities & Net Assets	\$94,530,967

Total Assets of Associated Affordable Housing Tax Credit Properties	\$56,408,332
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Real Estate Development

Housing Dollars



\$27,625,627
Total

Housing Units

Under Development - 44



Under Development/Funded - 74



Completed - 0

118 Units
Total



43 Years of Service

We serve over 30,000 people a year through safe, affordable housing and programs that help address multiple needs while moving the people we serve towards independence.

2022 BOARD OF DIRECTORS

Patsy Dow, Chair
Attorney, retired

Dr. Charles York, Vice Chair
Senior Pastor – High Point Baptist Church

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President – Rayford & Associates, Inc.

Lowrey Rhodes
Owner – Rhodes Real Estate

Ashley Rich
*District Attorney – 13th Judicial Circuit of
the State of Alabama*

LIGHT OF THE CITY

For kids and parents in the Bay Minette community, Light of the City is a safe haven and a second home. Each summer, 150 kids gather at an old, formerly segregated school in Bay Minette to make friends, play games and learn, all free of charge. The Light of the City summer camp runs four days a week for six weeks each summer from June 7 until July 15. While the camp is limited to 150 spots, there is a waiting list for children who are eager to be a part of the experience.

A day in the life of a summer camper at Light of the City consists of structure balanced with lots of fun. When the kids first show up, they've already registered and filled out all the necessary paperwork. At the beginning of the summer, each kid is assigned to a group based on their age and gender. Each group has a college intern who is in charge with the



help of a couple of additional teen leaders. Then, it's off to lunch where each child gets to eat and share memories with new friends. The following hours consist of different rotations including Bible studies, music, games and outdoor time. While the program only lasts six weeks, Light of the City is also an after-school program so that kids have the option to continue all year-round with retired teachers and volunteers from the community of Bay Minette.

A program like Light of the City that provides continuous care and individual attention for kids free of charge is priceless to the parents and kids. Around 95% of kids in the program are low income and are on the "reduced lunch" program. All the children are African American. The camps provide a space for these kids to grow and learn in a safe and nurturing environment. Plus, the kids don't age out either. At the age of 15, kids are able to become teen leaders and run the camps, while earning some money.

WHEELCHAIR RAMP MINISTRY

Several years ago, VOA Southeast's Coordinator of Disaster Relief, Derrick Tapper, discovered a need in the community for residential wheelchair ramps. Tapper is devoted to serving low-income communities. His passion began shortly after Hurricane Katrina when he and his wife, Laura, made the move to South Alabama to help victims of the natural disaster.

Along with volunteers from the Jackson County Baptist Association, Tapper's team completes over 100 wheelchair ramps a year. His team has completed over 600 ramps in six years. He can build a ramp for a third of what a contractor would charge and only asks for donations to his program in return. "This is a pay it forward ministry," said Tapper. "As long as people contribute to the program, we can build ramps."



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There is a great need for ramps in our community. With a constant waiting list (68 at this very moment), people may pass before they get a ramp. He serves dialysis patients, people with Cerebral Palsy, amputees, stroke victims, veterans, seniors and those with traumatic brain injuries. Over 30 health care services have used this program.

While funding seems to be shrinking for this program, the need is increasing. Lumber prices are also a factor. A few years ago, Tapper expanded his service throughout greater Mobile, the Mississippi Gulf Coast and Baldwin County, but due to limited resources he is only able to serve Mobile and Jackson Counties. To support this ministry, visit voase.org/donate.

JEFF MADDOX

Before I was hired at Riverview Plaza Hotel, I was without a job or career, because of the social challenges I face being on the autistic spectrum, along with having depression and anxiety. In 2017 I met my job coach, Anthony Lewis Sr., through VOA Southeast. He helped me find a job that was a good fit for me and encouraged me to use my voice to express what I want. After completing an assessment and pursuing a potential employment opportunity that did not pan out for me, he assisted me with getting my foot in the door at Riverview.

In September 2017, I was hired as a houseman, and my primary task was stocking the linen closets. I learned from Linda Bell, my manager at the time, to take linen to one floor at a time, to avoid making more than one trip to the same floor. I also weighed clean linen carts and identified the difference between king and queen sheets. It was indeed a process, because I did not have relevant prior work experience, but I persisted



and stuck with it despite the difficulty.

In September 2018, I won the employee MVP of the month award. I have remained committed to my job, despite being laid off for several months during the pandemic. I have continually received pay raises and recognition for my work ethic and dedication.

I thank VOA Southeast for blessing me with Mr. Lewis as my job coach. He has been a huge help for me throughout my tenure at the Riverview. I also thank my first manager, Linda Bell, who laid the groundwork for me to do my job efficiently and effectively, and my

“In 2017 I met my job coach, Anthony Lewis Sr., through VOA Southeast. He helped me find a job that was a good fit for me and encouraged me to use my voice to express what I want.”

– Jeff Maddox

second manager, Casey Bartos, for continuing what Linda started.

I am motivated and inspired to contribute to the challenging work both on and off the job. I encourage everyone to find a job or a career they love, and to seek help or therapy for whatever situations or circumstances they go through in this life. We only live once, so while we are here let us make the most of it, rise above the challenges we face and live our lives to the fullest.

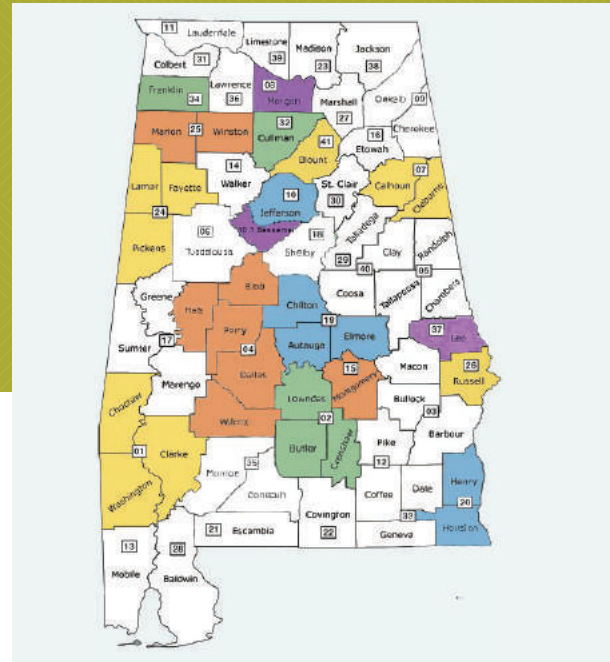
HELPING FAMILIES INITIATIVE ACTIONS

School Year 2021-2022

Families Served	10,218
Community Partners	997
Referrals to Community services	4,599

Former District Attorney, John Tyson, began Helping Families Initiative (HFI) to determine the root cause of why children become at-risk. Working alongside district attorneys from across the state, Tyson and HFI staff supported the community through food distribution, clothing drives and identifying children who were not participating in school instruction. Due to the pandemic, many families struggled to overcome the prolonged financial, emotional and medical stresses. For many families, financial, emotional and physical resources were drained.

As the pandemic abated, the HFI staff throughout Alabama resumed their work with families whose children are truant,



or who are having serious behavior problems in school. It is a very different landscape from the one left behind in 2020.

The program continues to expand by adding new school systems across the state.

VOA is a national, non-profit, faith-based organization that offers services to people in need. VOA Southeast has grown to be one of the largest affiliates in the VOA family, serving several thousand people each day in communities throughout Alabama, Georgia and Mississippi. Programs and services include:

AFFORDABLE HOUSING

- Permanent housing for low-income seniors and families
- Supported independent living for veterans and persons with physical, mental and developmental disabilities
- Housing for those with disabilities
- Veteran housing

BEHAVIORAL HEALTH

- Substance Use Disorder treatment
- Care coordination
- Nursing and personal care
- Crisis counseling
- Day training program
- Residential 24/7 group home care
- Supportive independent living

EMERGENCY & CRISIS

- Crisis intervention and referral services
- Natural disaster response services

- Stock local food pantries
- Build home access ramps for individuals with disabilities

PEOPLE WITH DISABILITIES

- Affordable housing
- Supported independent living
- Nursing and personal care
- Supported employment and training
- Residential 24/7 group home care
- Day training program
- Community integration services

SENIORS

- Affordable housing
- Nursing care for those with disabilities

VETERANS

- Transitional, supportive and permanent housing
- Crisis intervention and stabilization

- Employment assistance
- Health care and legal services accessibility
- Case management

YOUTH

- Programs for at-risk youth
- Truancy prevention program
- After-school and summer programs

CARESOURCE

Housing remains one of the most overlooked social determinants of health in keeping people engaged in care. CareSource, in partnership with VOA Southeast, provided \$1 million in funding to support our efforts in development and preservation of affordable housing in Georgia. These funds were used to leverage Low Income Housing Tax Credits which resulted in an award of 46 units of housing for seniors in Tifton, Georgia.



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