



Volunteers
of America®
NATIONAL SERVICES

Impact Report

FY 2024



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Dear Partners, Supporters, and VOANS Community,

In reflecting on fiscal year 2024, Volunteers of America National Services (VOANS) has demonstrated remarkable resilience and commitment to our mission of driving sustainable impact in the communities we serve. Our organization has made significant strides in restructuring and developing a strategic plan that we will use to guide our progress and improve our service models. This will help us address and overcome some of the critical challenges we often face across the housing, healthcare, and senior care industries.

As we continue to press forward with determination and dedication to improving VOANS for our workforce and those we serve, it's important to highlight some of our key achievements over the past year:

- **We developed our FY2025-2027 Strategic Plan** with the overarching theme of Renewal - which encompasses the organization's growth and reinforces our commitment to communities across the country.
- **We celebrated the grand opening of Nolte River Place**, a new 80-unit affordable senior housing property in Anoka, Minnesota.
- **We recognized Senior Community Care of North Carolina**, which received the 2024 WalkWise Program of the Year Award for its critical role and collaboration in driving impactful change and dedication to holistic care.
- **For the sixth consecutive year, we received the Great Place to Work Certification**, demonstrating our commitment to creating a safe and productive environment for our workforce to thrive.

Our success is the result of the support, perseverance, and collaborative efforts of our board members, workforce, donors, and partners. The work we do and the services we provide are not possible without that combined effort fueling our organization.

In fiscal year 2025, VOANS remains committed to innovation, accountability, and transformative change in communities across the country. We seek to expand our reach, improve service models across our housing, senior care, and healthcare portfolios, and continue to be fiscally responsible to ensure long-term sustainability of our mission.

Thank you for your continued support and partnership. Your contributions are helping to make a lasting impact on the lives of many.



Sincerely,

David Nisivoccia
Executive Vice President & Chief Operating Officer



Who We Are

OUR HISTORY

Volunteers of America National Services (VOANS) is a subsidiary of Volunteers of America, Inc. (VOA), one of the nation's largest faith-based human services organizations. VOA was founded in 1896 by social reformers Ballington and Maud Booth with the mission to reach, uplift and serve those in need. The founding mission continues to be fulfilled today. From unhoused veterans to seniors and families in need to at-risk youth, men and women returning from prison, and those recovering from addiction, VOA is transforming lives by improving the health, happiness, and stability of communities across the nation.

VOANS was established to provide quality affordable housing and healthcare services to further support people facing challenges due to income, age, and physical or mental disability, with a specific focus on seniors. VOANS is one of the few organizations with a proven track record for providing compassionate, service-enriched housing, nursing care, assisted living, and the Program for All-Inclusive Care for the Elderly (PACE).

MISSION

We positively impact the lives of individuals through affordable housing and compassionate care.

VISION

Communities where everyone has the housing and services they need to flourish where they live.

STRATEGIC PRIORITIES

Our pillars serve as our priorities and provide direction on how we intend to achieve our vision.

- Building a Financial Foundation for Resilience and Growth
- Investing in our Values-Driven Workforce - the Foundation of our Mission
- Expanding Resident- and Community-Centered Solutions in Select Markets for Smart, Sustainable Mission Growth
- Multiplying Impact Through Strategic Partnerships with VOA Affiliates and Mission-Driven Organizations

FY 2024: Year in Review



2,538
employees

134 employees who indicated they are disabled

16 employees who indicated they are a veteran or active duty military

AFFORDABLE HOUSING OWNED AND OPERATED BY VOANS

247 properties
14,302 units

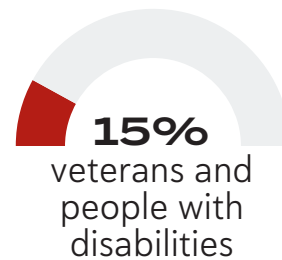
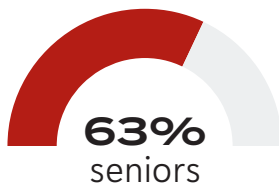
91

of the average REAC* score for the housing portfolio (in comparison to the national average)



* Real Estate Assessment Center

SERVING PEOPLE IN **38** states and Puerto Rico



85% of our residents feel safe in their communities



88% of our residents would recommend their community to a family member or friend



92% of our residents feel we meet or exceed their expectations of respecting their dignity



90% of our residents are willing to recommend their service coordinator to others



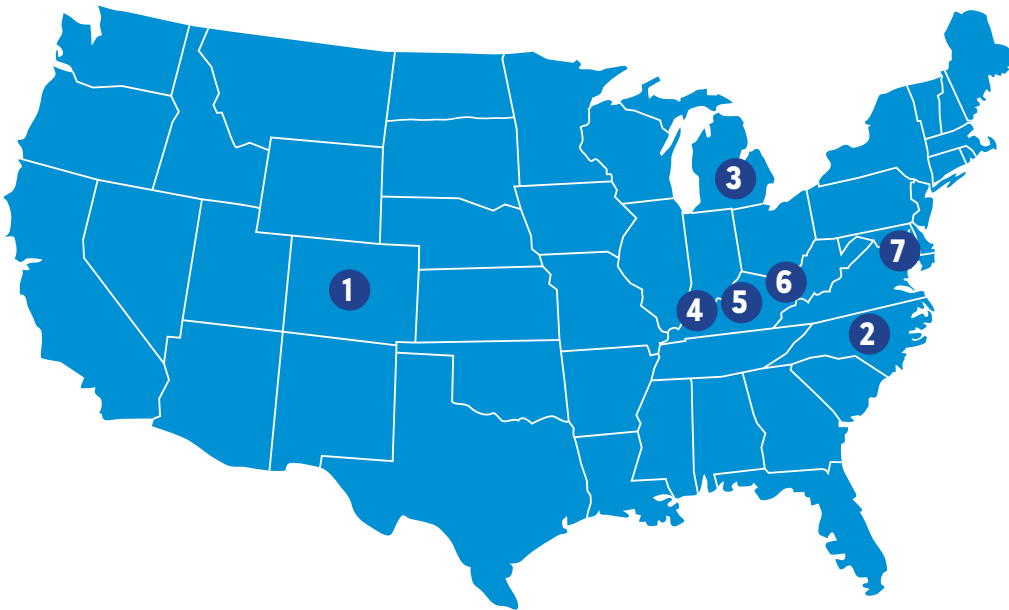
88% of our residents believe the property has a positive reputation in the community



Source: VOANS annual resident surveys



Program for All-Inclusive Care for the Elderly (PACE) Senior CommUnity Care



739
PACE participants
in 4 states

353
PACE staff
in 5 states

	STATE	OPEN SINCE	COUNTY	PARTICIPANTS	STAFF
1	Colorado	2008	Delta and Montrose	306	112
2	North Carolina	2013	Wake, Durham, and Granville	164	94
3	Michigan	2015	Ingham, Eaton, and Clinton	224	91
4	Kentucky	2023	Jefferson (SCC Kentucky)	45	21
5	Kentucky	2024	Jefferson (Jefferson County PACE)		
6	Northern Kentucky	2024	Boone, Campbell, Kenton, Gallatin, Carrol, Owen, Grant, and Pendleton		14
7	Maryland	Spring 2025	Prince George's		21

PACE Across the United States



76

Average age of participants



76%

Live in the community



23,564

Meals served



163

PACE organizations

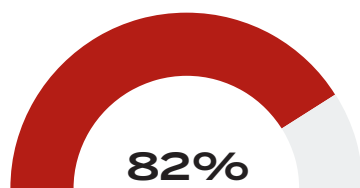


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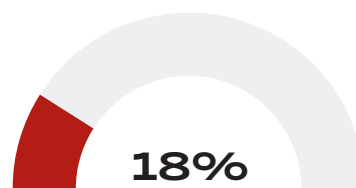
PACE centers

States pay PACE programs on average 12 percent less than the cost of caring for a comparable population through other Medicaid services, including nursing homes and home and community-based waiver programs.

In Medicare, payments to PACE organizations are equivalent to the predicted costs for a comparable population to receive services through the fee-for-service program.



Participants are dually eligible for Medicaid and Medicare



Participants are Medicaid-only

Most participants are dually eligible for Medicare and Medicaid. They must:

- Be eligible for nursing care
- Live in a designated PACE area
- 55 years of age or older
- Reside in catchment area
- Be able to live safely in the community
- Meet medical and financial criteria

TOP 5 ETHNIC GROUPS SERVED



- White
- Hispanic or Latino
- American Indian or Alaska Native
- Black or African American
- Other

VOANS PACE PARTNERS



Kentucky



Michigan



Northern Kentucky



Impact Stories

Senior CommUnity Care of North Carolina Receives WalkWise Program of the Year Award

Senior CommUnity Care of North Carolina's (SCCNC) innovative walking program for seniors earned the WalkWise Program of the Year Award at the 2024 National PACE Association (NPA) Annual Conference in San Diego, besting hundreds of similar programs nationwide. This recognition underscores SCCNC's dedication to leveraging technology to enhance the well-being of seniors, aligning perfectly with the award's core values.



The partnership between WalkWise and SCCNC - a VOANS PACE program located in Durham, North Carolina - has been characterized by a commitment to effective communication and meaningful interventions. By successfully integrating digital solutions using the Smart Mobility Aid into their care workflows, SCCNC achieved significant improvements in health outcomes, including a 48% reduction in falls with injury and a 51% decrease in inpatient days.

The award celebrates the critical role of collaboration in driving impactful change in the lives of participants. SCCNC's open communication and dedication to holistic care are key components of their success.

Transforming Workplace Culture: VOANS Receives Prestigious Recognition

In a testament to its exceptional workplace environment, VOANS has earned the coveted Great Place to Work certification, awarded by the Great Place to Work® Institute in partnership with Activated Insights. As a vital subsidiary of Volunteers of America, VOANS touches the lives of more than 1.5 million individuals annually through its comprehensive housing, healthcare, and senior living programs.



This distinguished recognition emerged from an extensive evaluation process that captured the authentic voices of VOANS team members across its vast network of housing and senior care programs - spanning 38 states and Puerto Rico. Through a rigorous assessment conducted by Great Place to Work, a leading independent research and consulting firm, the certification delved deep into over 60 facets of employee experience. The results revealed a workforce deeply connected to their mission, with team members expressing profound pride in their community impact and a shared conviction that their contributions extend beyond ordinary work to create meaningful change in people’s lives.

This certification reflects not just workplace satisfaction, but validates the organization’s commitment to fostering an environment where every employee, regardless of role or position, feels valued and purposeful in their service to others. This is the sixth consecutive year that VOANS has received the prestigious certification.

Nolte River Place Provides 80 New Units for Older Adults

In June 2024, VOANS celebrated the grand opening of Nolte River Place - a new affordable senior housing development in Anoka, Minnesota. The 80-unit property expands the inventory for quality, affordable housing options in greater Minneapolis-St. Paul.

Nolte River provides one- and two-bedroom units, eight units for formerly unhoused senior veterans, and 10 designated units for Project Rental Assistance Contracts (PRAC) vouchers. Additionally, the on-site amenities include a community room, exercise room, underground parking, hair salon, and library.

Nolte River is located on a sprawling campus along with a VOANS healthcare community - The Homestead at Anoka, a vibrant senior living community that offers independent living, assisted living, memory care and long- and short-term rehabilitation in one location.



Innovative Dwellings on the National Mall

As a part of the Innovative Dwellings initiative, and in partnership with Durham Community Land Trustees (DCLT) and Mākher's Studio, VOANS displayed a shipping container accessory dwelling unit (ADU) in the Department of Housing & Urban Development's (HUD) fourth annual Innovative Housing Showcase on the National Mall in Washington, D.C., in summer 2024.

The ADA-compliant shipping container ADU consists of 1 bedroom, 1 bathroom, a kitchen, and living room. Mākher's Studio designed and built the ADU in its Atlanta-based factory and will build four more similar units to be a part of Guthrie Village - a community of ADUs designed for veterans and their families in Durham, North Carolina.

In an effort to provide people with the housing and healthcare services they need where they live, VOANS seized the opportunity to build on VOA Chesapeake and Carolina's (VOACC) strong supportive services foundation in Raleigh-Durham. VOACC has existing resources, veteran clients in need of housing, and a commitment



Space for caption

to cultivating the most diverse array of development opportunities to expand their support for a multi-family, scattered site or smaller residential program, such as Guthrie Village.

The Innovative Dwellings initiative began with a 3-year, \$3 million grant awarded in 2020 by the Wells Fargo Foundation. Over the past three years, VOANS has partnered with VOA affiliates, mission-aligned organizations, and local builders to use modular construction and ADUs in four select markets to create dozens of affordable housing units for veterans experiencing homelessness. Through this initiative, VOANS has been able to contribute to innovative housing efforts in California, Florida, North Carolina, and Minnesota.

Paul Soczynski Named Board Chair of NPA

The National PACE Association (NPA) appointed Paul Soczynski, Senior Vice President of Healthcare for VOANS, as the new board chair, effective October 14, 2024. Paul will lead NPA's Board of Executive Committee meetings, coordinate the association's next strategic plan, and address key challenges facing PACE providers nationwide.



This appointment comes at a pivotal time for VOANS as the organization embraces the program of all-inclusive care for the elderly (PACE) model under Paul's leadership. VOANS has opened six Senior Community Care locations in Kentucky, Colorado, Michigan, and North Carolina. In 2025, VOANS will also open a PACE location in Prince George's County, Maryland, and plans to expand the program to other areas are underway.

Celebrating its 30th anniversary in 2024, NPA provides leadership and support for the growth, innovation and success of the programs of all-inclusive care for the elderly (PACE). This unique care model supports older adults with an interdisciplinary team of healthcare professionals so they can live at home and be part of their community for as long as possible. When NPA was created, there were 11 PACE programs across eight states. Today, NPA is advocating and supporting 163 PACE organizations that operate more than 300 PACE centers in 32 states and Washington, D.C., serving more than 72,000 seniors every year.

Lee Goldstein receives HAND Emerging Leader Award

The Housing Association of Nonprofit Developers (HAND) awarded the 2024 Housing Achievement Emerging Leader Award to Lee Goldstein, director of strategic initiatives for VOANS. This recognition celebrates an individual under the age of 40 who has an exemplary dedication to, and notable achievements in, the mission of preserving or developing affordable housing in their respective field. Goldstein accepted the award on June 13, 2024 at the 33rd Annual HAND Honors ceremony at the Kennedy Center in Washington, D.C.



This recognition from HAND highlights Goldstein's significant contributions to the VOANS Housing Development team over the past few years. He was also recognized for his strategic vision and policy leadership in the affordable housing sector. Additionally, he is the creator of the Innovative Dwellings initiative which showcased his ability to approach the housing crisis with creative solutions.

FY25-27 Strategic Plan

Over the past few years, VOANS has weathered through the COVID-19 pandemic, workforce challenges, and increasing costs that continue to impact our nation. Recognizing these challenges, our overarching theme for the FY25-27 strategic plan is Renewal - our dedication to revitalizing our approach and reinvigorating our mission in the face of evolving challenges and opportunities.

The concept of Renewal embodies our commitment to refreshing and aligning VOANS around a mission that enhances the VOA Healthy Communities for All vision. It signifies our determination to reimagine the link between health, housing, and human services; embrace new technologies; and leverage the diversity of our programs and services to find innovative approaches that expand our positive impact.

Over the next few years, we will move forward with the spirit of Renewal. VOANS will continue to be a trailblazer in the healthcare and social services landscape, leveraging our unique strengths to make a meaningful impact on the well-being of the communities we serve.

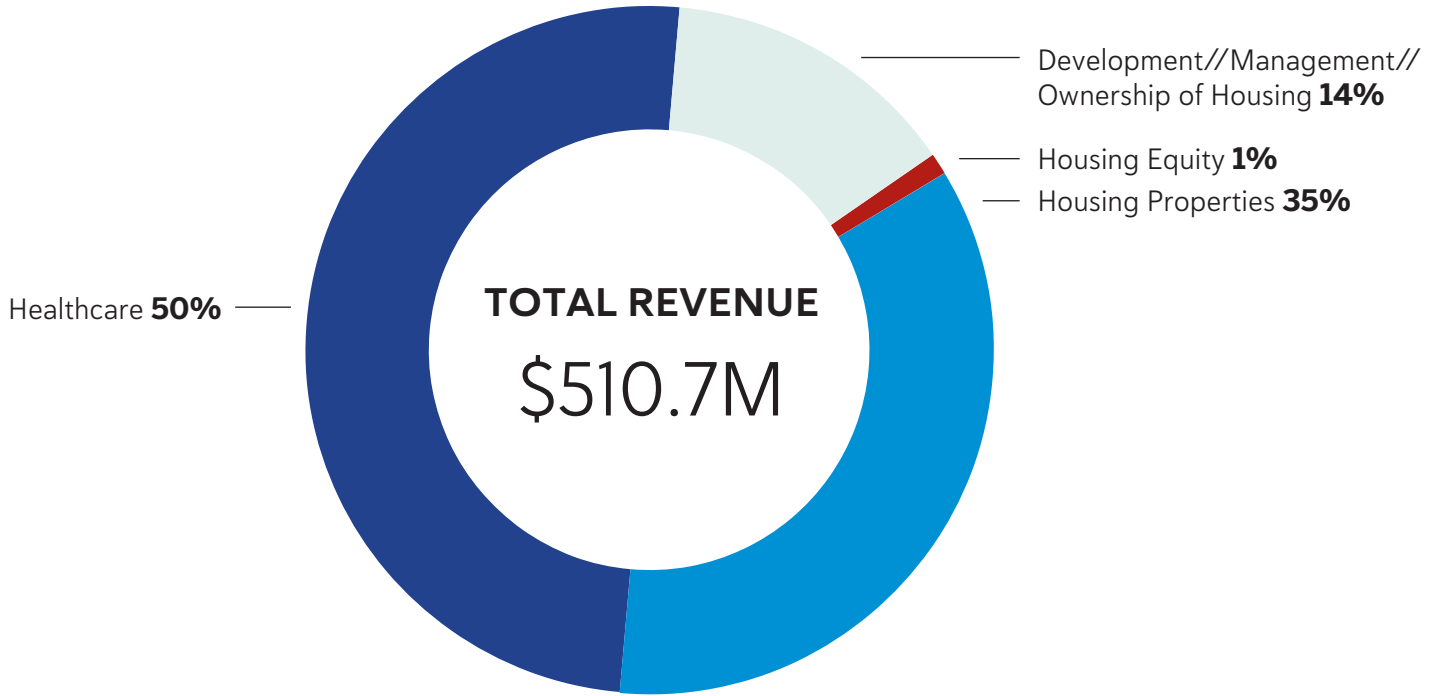


Scan to download the
FY25-27 Strategic Plan



VOANS AND AFFILIATE ENTITIES

End of Year Revenue and Equity



\$255.9M

TOTAL HEALTHCARE
Revenue and Equity

Legacy Facilities: **\$132.6M**

PACE Facilities: **\$87.3M**

Gulf Coast Village: **\$36M**

\$254.8M

TOTAL HOUSING
Revenue and Equity

Development//Management//
Ownership: **\$73M**

Properties: **\$179.3M**

Equity: **\$2.5M**



83% of organizational expenses goes directly toward program activities

**Volunteers of America National Services
Board of Directors Listing FY24**

Michael King (ex-officio)
*President
President/CEO,
Volunteers of America, Inc.
Alexandria, VA*

Patti Andreini Arnold
*Board Chair
Retired
White Salmon, WA*

Nancy Rase
*Board Vice Chair
Retired
Annapolis, MD*

Thomas C. Dolan, Ph.D.
*Board Secretary
Executive Coach, Consultant
and President Emeritus
American College of Healthcare
Executives
Elmhurst, IL*

Jane W. Burks
*Board Treasurer
Retired
Louisville, KY*

Beth Mullen
*Director
Partner, Affordable Housing
Practice Leader, CohnReznick
Sacramento, CA*

Edwina Carrington
*Director
President
CHK Enterprises, LLC
Austin, TX*

Derrick N. Perkins
*Director
SVP; Market Executive
Bank of America
Washington, DC*

Pierre Vigilance, MD, MPH
*Director
Vice President, Population
Health & Social Impact
Equideum Foundation
Philadelphia, PA*

Voris Vigeo
*Director
President/CEO
Volunteers of America
Southeast Louisiana
New Orleans, LA*

Karen Erickson
*Director
Retired
Minneapolis, MN*

Andy Edeburn, MA
*Director
Elderly Dynamics
Rockford, MN*

Keith Knapp, PhD, HSE, CNHA
*Director
Senior Advisor on Adult Programs
Office of the Secretary
Cabinet for Health & Family
Services
Frankfort, KY*

Shawn Bloom
*Director
President/CEO
National Pace Association
Alexandria, VA*

Jeanne Peterson
*Director
President/CEO
Peterson & Associates
Affordable Housing
Sacramento, CA*

**Volunteers of America
National Services
Committee Members FY24**

Raj Ahuja
On Aging Institute

Dr. Erica Alexander
Howard University

Jane Burks
Retired

Leila Finucane
*President and CEO
Victory Housing, Inc.*

Irene Henrich
Howard University

Carmen Jackson
Upper Marlboro, MD

Pushpita Kotikalapudi
CohnReznick

John Maneval
Principal, Oculus CAS

Ruth Mickelsen
University of Minnesota

Christine Richardson
*Senior Counsel
Locke Lord, LLP*

Russ Snyder
*President and CEO
Volunteers of America
Chesapeake and Carolinas*

Cormekki Whitley
DataDotOrg

VOANS Healthcare Communities

Community Name 2024	Type of community	Independent Living (IL)	Assisted Living (AL)	Memory Care/ Support (MC)	Skilled Nursing Facility (SNF)	Program of All Inclusive Care for the Elderly (PACE)	Home Health or Home Care (HH)	Other
MINNESOTA								
The Homestead at Anoka	AL, IL, MC	•	•	•				
Anoka Rehab & Living Center	SNF				•			
Elder Homestead	AL, MC		•	•				
The Homestead at Rochester	AL, IL, MC	•	•	•			•	
Rochester Rehab & Living Center	SNF				•			
Stanley Jones & Associates	HH						•	
North Park Plaza	Affordable with Home Care						•	
Parker Skyview	Affordable with Home Care						•	
NEVADA								
The Homestead at Boulder City (sold April 2024)	IL	•						
OHIO								
Autumnwood Care Center (sold June 2024)	SNF				•			
Tiffin Rehab Center (sold June 2024)	SNF				•			
Sojourn At Seneca (sold June 2024)	Behavioral health hospital				•			•
Bethesda Care Center (sold June 2024)	SNF				•			

Community Name 2024	Type of community	Independent Living (IL)	Assisted Living (AL)	Memory Care/ Support (MC)	Skilled Nursing Facility (SNF)	Program of All Inclusive Care for the Elderly (PACE)	Home Health or Home Care (HH)	Other
COLORADO / WESTERN SLOPE								
The Homestead at Montrose	AL, IL	•	•					
Horizons Care Center	SNF				•			
Valley Manor Care Center	MC, SNF			•	•			
Home Health of Western Colorado	HH						•	
Senior CommUnity Meals	Meals							•
FLORIDA								
Gulf Coast Village	IL, AL, MC, SNF	•	•	•	•		•	
The Preserve	AL, MC, SNF		•	•	•			
Palmview	AL, MC		•	•				
Senior Choice at Home								•
VIRGINIA								
Mary Marshall Assisted Living	AL		•					
PACE PROGRAMS (Senior CommUnity Care)								
SCC Colorado	PACE					•		
SCC Michigan	PACE					•		
SCC North Carolina	PACE					•		
SCC Kentucky	PACE					•		
SCC Northern Kentucky (opened July 17, 2024)	PACE					•		
NORTH CAROLINA								
VOA Home Care of North Carolina	HC						•	
INFO/REFERRALS/OPTIONS COUNSELING								
AdvantAge Health Resource Center	Colorado only							•

Volunteers of America National Services Portfolio

AS OF SEPTEMBER 2, 2024

Property Name	City	State	Population	# of units	Primary Finance Type
Lumen Park	Anchorage	AK	Senior	20	LIHTC
Trailside Heights I	Anchorage	AK	Family	66	LIHTC
Trailside Heights II	Anchorage	AK	Family	20	LIHTC
Trailside Heights III	Anchorage	AK	Family	35	LIHTC
Birchwood Apartments	Eagle River	AK	Family	57	LIHTC
Terraces at Lawson Creek	Juneau	AK	Family	40	LIHTC
Terraces at Lawson Creek II	Juneau	AK	Family	35	LIHTC
Dublin Village	Madison	AL	Senior	58	HUD 202 PRAC
Woodland Hills	North Little Rock	AR	Special Needs	12	HUD 811 PRAC
Vista De La Montana	Phoenix	AZ	Senior	59	HUD 202 PRAC
Valley Oaks	Auburn	CA	Senior	60	HUD 202 PRAC
Palomar	Chula Vista	CA	Family	168	LIHTC
Sea Mist Tower	Long Beach	CA	Senior	74	LIHTC
Silverlake Apartments	Los Angeles	CA	Family	88	LIHTC
Centennial Place	North Highlands	CA	Special Needs	15	HUD 811 PRAC
Cambridge Gardens	Riverside	CA	Senior	75	HUD 202 PRAC
Quarry Oaks	Rocklin	CA	Senior	42	HUD 202 PRAC
Rolling Oaks	Rocklin	CA	Senior	79	HUD 202 PRAC
Manzanita Place	Roseville	CA	Senior	63	LIHTC
Blue Butterfly Village	San Pedro	CA	Family	76	LIHTC
East Cliff Village	Santa Cruz	CA	Senior	76	LIHTC
Lincoln Court	Santa Monica	CA	Senior	40	HUD 202 PRAC
Aspen Place	Aurora	CO	Senior	58	HUD 202 PRAC
Garden Park Villa	Canon City	CO	Senior	50	LIHTC
Paloma Garden	Colorado Springs	CO	Senior	127	LIHTC
Summit Apartments	Colorado Springs	CO	Family	256	Conventional
Heaven's View Apartment	Delta	CO	Senior	41	HUD 202 PRAC
Boulevard One Residences	Denver	CO	Family	72	LIHTC
Brandon Courtyard Apartments	Denver	CO	Family	104	LIHTC
Casa De Rosal	Denver	CO	Senior	55	LIHTC
Girard Place	Denver	CO	Special Needs	15	HUD 811 PRAC

Property Name	City	State	Population	# of units	Primary Finance Type
Meadows at Montbello	Denver	CO	Senior	86	LIHTC
Montbello Manor	Denver	CO	Senior	79	HUD 202 PRAC
Sunset Park Apartments	Denver	CO	Senior	242	LIHTC
Sunset Towers	Denver	CO	Senior	100	LIHTC
Westgate Tower	Denver	CO	Senior	50	LIHTC
Cedar View I	Durango	CO	Senior	30	HUD 202 PRAC
Cedar View II	Durango	CO	Senior	25	HUD 202 PRAC
Miremonte	Durango	CO	Senior	53	LIHTC
Sanctuary Place	Ft. Collins	CO	Senior	60	HUD 202 PRAC
Grand View	Grand Junction	CO	Senior	60	HUD 202 PRAC
Centennial Towers	Montrose	CO	Senior	41	HUD 202 PRAC
Cimarron Village	Montrose	CO	Senior	31	HUD 202 PRAC
Meadowlark Court	Montrose	CO	Senior	28	HUD 202 PRAC
Pavilion Gardens	Montrose	CO	Family	30	LIHTC
Westminster Commons	Westminster	CO	Senior	130	LIHTC
Brightway Commons	Milford	DE	Family	80	LIHTC
Brightway Commons II	Milford	DE	Family	44	LIHTC
Clear Bay Terrace	Clearwater	FL	Senior	101	LIHTC
Creekside Manor Apartments	Cleawater	FL	Senior	92	LIHTC
Pine Grove Apartments	Gainesville	FL	Senior	97	LIHTC
Puerta del Sol Apartments	Hialeah	FL	Senior	100	LIHTC
Hialeah Residence Apartments	Hialeah	FL	Senior	124	LIHTC
Las Palmas Apartments	Miami	FL	Senior	196	LIHTC
Los Robles	Miami	FL	Senior	100	LIHTC
Sweetwater Towers	Miami	FL	Senior	100	LIHTC
Silver Lakes Village	Orlando	FL	Senior	104	HUD 202 PRAC
Joy Court	Americus	GA	Senior	21	HUD 202 PRAC
Hunters Run	Sandersville	GA	Senior	40	HUD 202 Loan
Hope Manor I Apartments	Chicago	IL	Family	50	LIHTC
Hope Manor II	Chicago	IL	Family	73	LIHTC
Hope Manor Village	Chicago	IL	Special Needs	36	LIHTC
Balsam Terrace	Jacksonville	IL	Senior	35	HUD 202 PRAC
Spruce Manor	Jacksonville	IL	Special Needs	15	HUD 811 PRAC
Hope Manor Joliet	Joliet	IL	Veterans	67	LIHTC

Property Name	City	State	Population	# of units	Primary Finance Type
Marycrest Village	Joliet	IL	Senior	56	LIHTC
Gardens on Carolina	Gary	IN	Senior	39	HUD 202 PRAC
Brownstone Manor	Terre Haute	IN	Senior	52	HUD 202 PRAC
Edinburgh Manor	McPherson	KS	Senior	35	223 (f)
Market Place - Saline Apartments	Salina	KS	Senior	77	223 (f)
South Oaks Senior Housing	Louisville	KY	Senior	48	HUD 202 PRAC
Spanish Cove Senior Housing	Louisville	KY	Senior	51	HUD 202 PRAC
Oak Park Plaza	Baton Rouge	LA	Senior	101	223 (f)
Terraces on Tulane	New Orleans	LA	Senior	200	LIHTC
South Pointe Place Apartments	Shreveport	LA	Senior	50	HUD 202 PRAC
Blakeley Building	Lawrence	MA	Family	46	LIHTC
Baltimore VOA LC	Baltimore	MD	Special Needs	22	HUD 811 PRAC
Bowie VOA LC	Bowie	MD	Special Needs	9	HUD 811 PRAC
Prince George's County VOA LC	Bowie	MD	Special Needs	15	HUD 811 PRAC
Chesapeake VOA LC	Bowie/Lanham	MD	Special Needs	10	HUD 811 PRAC
Brunswick House	Brunswick	MD	Senior	52	LIHTC
Riverview Gardens	Denton	MD	Family	80	LIHTC
Federalsburg Gardens	Federalsburg	MD	Family	64	LIHTC
Tanyard Branch	Federalsburg	MD	Family	25	LIHTC
Ivy Hills Townhomes	Havre de Grace	MD	Family	37	LIHTC
Richmond Hill Manor Senior Apartments	Perryville	MD	Senior	40	LIHTC
Lodges at Naylor Mill	Salisbury	MD	Senior	65	LIHTC
Lodges at Naylor Mill II	Salisbury	MD	Senior	45	LIHTC
Eastern Avenue Apartments	Seat Pleasant	MD	Family	88	LIHTC
Snow Hill	Snow Hill	MD	Senior	30	LIHTC
Margaret Chase Smith House	Augusta	ME	Senior	45	HUD 202 Loan
Edward J. Reynolds House	Belfast	ME	Senior	33	HUD 202 PRAC
Fay Garman House	Peaks Island	ME	Senior	12	HUD 202 Loan
Bayview Heights	Portland	ME	Senior	60	HUD 202 PRAC
Paul Hazelton House	Saco	ME	Senior	35	HUD 202 PRAC
Rocky Coast House	Thomaston	ME	Senior	32	HUD 202 PRAC
Liberty Commons	Battle Creek	MI	Family	158	LIHTC
Partridge Creek	Clinton Township	MI	Senior	66	HUD 202 PRAC

Property Name	City	State	Population	# of units	Primary Finance Type
Oak Village Square	Detroit	MI	Senior	75	HUD 202 PRAC
Delta River Senior Village	Lansing	MI	Senior	38	HUD 202 PRAC
McDonald Senior Apartments	Pontiac	MI	Senior	50	HUD 202 PRAC
Coventry Place Apartments	Redford	MI	Senior	58	HUD 202 Loan
Coventry Place II	Redford	MI	Senior	39	HUD 202 PRAC
Sumby Senior Housing	River Rouge	MI	Senior	55	HUD 202 PRAC
Buena Vista	Saginaw	MI	Senior	55	HUD 202 PRAC
Heritage Park Senior Village Apartments	Taylor	MI	Senior	77	HUD 202 PRAC
Nolte River Place Apartments	Anoka	MN	Senior	80	Other
Oxbowl Bend	Coon Rapids	MN	Senior	61	223 (f)
Isle View Apartments	Isle	MN	Senior	41	LIHTC
Milaca VOA LC	Milaca	MN	Special Needs	8	HUD 811 PRAC
Monroe Village	Minneapolis	MN	Senior	51	Other
Nicollet Towers	Minneapolis	MN	Senior	308	LIHTC
Mora Living Center	Mora	MN	Special Needs	4	HUD 811 PRAC
North Park Plaza	New Hope	MN	Senior	105	223 (f)
High Pointe	Rochester	MN	Senior	40	HUD 202 PRAC
High Pointe II	Rochester	MN	Senior	55	HUD 202 PRAC
Eads Square	St. Louis	MO	Senior	104	LIHTC
Hopewell Senior Village	St. Louis	MO	Senior	53	HUD 202 PRAC
Les Chateaux North Apartments	St. Louis	MO	Senior	62	HUD 202 PRAC
Les Chateaux West Apartments	St. Louis	MO	Senior	40	LIHTC
New Northside Village	St. Louis	MO	Senior	52	HUD 202 PRAC
PT Bosley Estates	St. Louis	MO	Senior	52	HUD 202 PRAC
Windsong	Jackson	MS	Senior	64	HUD 202 PRAC
Shadow Cliff	Vicksburg	MS	Senior	40	HUD 202 PRAC
Aspen Grove	Billings	MT	Senior	65	HUD 202 PRAC
Magic City Terrace	Billings	MT	Senior	85	HUD 202 PRAC
George Knight Homes at Skyland Apartments	Asheville	NC	Senior	63	LIHTC
Laurel Wood Apartments	Asheville	NC	Senior	50	HUD 202 PRAC
LIFE House of Asheville	Asheville	NC	Senior	20	LIHTC
Montford Broad	Asheville	NC	Family	16	LIHTC
Morning Glory	Butner	NC	Senior	24	HUD 202 PRAC

Property Name	City	State	Population	# of units	Primary Finance Type
Emerson Woods	Durham	NC	Senior	48	HUD 202 PRAC
Life House of Durham	Durham	NC	Special Needs	25	Other
The Meadows	New Bern	NC	Senior	47	HUD 202 PRAC
Lewis Place	Raleigh	NC	Family	216	LIHTC
Crestfield Apartments	Wendell	NC	Senior	40	LIHTC
Homestead at Harmony	Gibbstown	NJ	Senior	60	HUD 202 PRAC
Harborview	Jersey City	NJ	Senior	100	223 (f)
Lindenwold Tower	Lindenwold	NJ	Senior	100	223 (f)
Woodhaven Terrace	Monmouth Junction	NJ	Family	40	LIHTC
Mesa Hills Apartments	Albuquerque	NM	Senior	60	HUD 202 PRAC
Quail Ridge Manor	Boulder City	NV	Senior	60	HUD 202 PRAC
Desert Oasis	Las Vegas	NV	Senior	75	HUD 202 PRAC
Sierra Manor	Reno	NV	Senior	147	LIHTC
Sierra Manor II	Reno	NV	Senior	40	HUD 202 PRAC
Broome County	Binghamton	NY	Special Needs	21	HUD 811 PRAC
Adirondacks	Saranac Lake	NY	Family	40	USDA-RD
Antioch Manor	Cincinnati	OH	Special Needs	25	HUD 811 PRAC
Clinton Springs	Cincinnati	OH	Special Needs	5	HUD 811 PRAC
Shaker Place Apartments	Cleveland	OH	Senior	81	LIHTC
Bethesda View Apartments	Fremont	OH	Senior	21	HUD 202 PRAC
Freedom Village Mansfield	Mansfield	OH	Special Needs	21	HUD 202 Loan
Friendship Village	Massillon	OH	Special Needs	25	HUD 811 PRAC
Corason Place	Sandusky	OH	Special Needs	15	HUD 811 PRAC
Woodlawn Court	Sandusky	OH	Special Needs	21	HUD 811 PRAC
St. Bernard Commons	St. Bernard	OH	Senior	42	HUD 202 PRAC
Autumnwood Terrace	Tiffin	OH	Senior	14	HUD 202 PRAC
Chestnut Hill	Toledo	OH	Family	40	LIHTC
Freedom Village Youngstown	Youngstown	OH	Special Needs	31	HUD 202 Loan
Broken Arrow VOA	Broken Arrow	OK	Special Needs	9	HUD 811 PRAC
Bent Oak Village Apartments	Choctaw	OK	Senior	31	LIHTC
Autumn Trace	Kingfisher	OK	Senior	31	LIHTC
Meadow Cliff Apartments	Oklahoma City	OK	Senior	57	LIHTC
Southwoods	Oklahoma City	OK	Senior	101	LIHTC
Sheridan House	Tulsa	OK	Special Needs	9	HUD 811 PRAC
Whispering Pines	Estacada	OR	Senior	63	HUD 202 PRAC

Property Name	City	State	Population	# of units	Primary Finance Type
Laurel Towers	Harrisburg	PA	Senior	86	223 (f)
New Song Village	Harrisburg	PA	Special Needs	21	HUD 811 PRAC
Palmer House	Wilkes-Barre	PA	Senior	28	HUD 202 PRAC
Plainsview Apartments	Wilkes-Barre	PA	Special Needs	21	HUD 811 PRAC
Jardines Carmeni	Adjuntas	PR	Family	24	USDA-RD
Ciudad Dorada Victor Hernandez Building	Aguadilla	PR	Senior	42	HUD 202 PRAC
Jardines de Aibonito	Aibonito	PR	Family	24	USDA-RD
Paseos Reales	Arecibo	PR	Family	24	USDA-RD
Villa Esperanza Apartments	Carolina	PR	Senior	99	LIHTC
Jardines de las Flores	Coamo	PR	Family	24	USDA-RD
Villa Santiago Apartments	Fajardo	PR	Senior	60	LIHTC
Florida Gardens	Florida	PR	Family	19	USDA-RD
Villa Providencia Apartments	Guaynabo	PR	Senior	76	LIHTC
Jardines Parque Real	Lajas	PR	Family	99	USDA-RD
Lares Gardens I	Lares	PR	Family	102	USDA-RD
Lares Gardens II	Lares	PR	Family	30	USDA-RD
Rio Arenas Apartments	Las Marias	PR	Family	40	USDA-RD
Jardines de Piedras Blancas	San Sebastian	PR	Family	69	USDA-RD
Harbor Apartments	Charleston	SC	Senior	51	LIHTC
St. James Place	Charleston	SC	Senior	62	HUD 202 PRAC
Hickory Knoll	Florence	SC	Senior	48	HUD 202 PRAC
Chandler Creek Village	Greer	SC	Senior	38	HUD 202 PRAC
Snow Street Apartments	Greer	SC	Senior	48	LIHTC
Oaks at Sumner	N.Charleston	SC	Special Needs	18	HOME
Sioux Falls VOA Living Center II	Sioux Falls	SD	Special Needs	21	HUD 811 PRAC
Sioux Falls Volunteers of America Group Home	Sioux Falls	SD	Special Needs	6	HUD 811 PRAC
Wildflower Estates VOA Supportive LC	Sioux Falls	SD	Special Needs	15	HUD 811 PRAC
Maude Booth Gardens	Knoxville	TN	Senior	38	HUD 202 PRAC
Casa Grace	Memphis	TN	Senior	46	HUD 202 PRAC
Candleridge Plaza	Powell	TN	Senior	101	223 (f)
Carver Plaza	Abilene	TX	Senior	50	HUD 202 PRAC
Alamo Village	Alamo	TX	Family	56	LIHTC

Property Name	City	State	Population	# of units	Primary Finance Type
Cedar, Georgia, Oakwood	Arlington	TX	Special Needs	6	HUD 811 PRAC
Fieldier House	Arlington	TX	Special Needs	6	HUD 811 PRAC
Thomas Square	Burleson	TX	Senior	40	LIHTC
Azalea Terrace	Cleveland	TX	Senior	53	HUD 202 PRAC
Camelot Pines	Conroe	TX	Senior	73	HUD 202 PRAC
Prairie Creek Village	Dallas	TX	Senior	120	223 (f)
The Oaks	Dallas	TX	Senior	260	LIHTC
Park Meadows	Fort Worth	TX	Senior	80	223 (f)
Evergreen Villa	Fredericksburg	TX	Senior	24	223 (f)
Castleglen Place	Garland	TX	Senior	40	HUD 202 PRAC
Country Village Square	Gonzales	TX	Senior	38	223 (f)
Coventry, Embers	Grand Prairie	TX	Special Needs	12	HUD 811 PRAC
Chupik House	Houston	TX	Special Needs	6	HUD 811 PRAC
Heights Manor	Houston	TX	Special Needs	25	HUD 811 PRAC
Lakeview Place	Houston	TX	Senior	79	223 (f)
Kerrville Oaks	Kerrville	TX	Senior	36	223 (f)
Manor at Hancock Park	Lampasas	TX	Senior	58	LIHTC
Liberty Manor	Liberty Hill	TX	Senior	68	LIHTC
Northway Landing	Nacogdoches	TX	Senior	48	HUD 202 PRAC
Buckingham Gardens	Navasota	TX	Senior	49	HUD 202 PRAC
Fort Bend Gardens	Rosenberg	TX	Senior	68	223 (f)
San Juan Village	San Juan	TX	Family	86	LIHTC
Santa Rosa Village	Santa Rosa	TX	Family	53	LIHTC
Bretton Village	Victoria	TX	Senior	40	223 (f)
Harvestwood Apartments	Woodlands	TX	Senior	66	223 (f)
Mary Marshall Assisted Living	Arlington	VA	Senior	52	Other
Manitowoc Shores	Manitowoc	WI	Special Needs	16	HUD 811 PRAC
Forest Towers Shawano	Shawano	WI	Special Needs	6	HUD 811 PRAC
Countryside Estates	Waupaca	WI	Special Needs	16	HUD 811 PRAC
Green Valley Estates	Whitewater	WI	Special Needs	16	HUD 811 PRAC
Penrose Place	Sheridan	WY	Senior	15	HUD 202 PRAC
Bell Park Tower	Torrington	WY	Senior	40	HUD 202 PRAC

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VOANS has a vast national network and brings experience and credibility of serving communities around the nation. We know our industry and communities well and are eager to partner.

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VOANS partners with companies, foundations, and individuals who share similar values and want to make an impactful investment to transform lives by providing safe, stable housing in vibrant communities and healthcare options for aging adults. With the support of many, we can bring together ideas, education, and resources necessary to elevate how and where individuals and families live. Housing is critical, but it needs happy, healthy people living within its four walls to be home. Together we can make it a home. See a list of current partners and learn more at voans.org/partner-with-us/

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