



COLLABORATIVE  
SOLUTIONS

## PERMANENT HOUSING CASE STUDY



**Title:** Volunteers of America Southeast (VOASE), Mobile, Alabama, Supportive Housing for At-Risk or Homeless Veteran Households

**Property Name:** Orchard Place

**Basic Description:** New construction, four 3-bedroom, 2-bathroom units

**Developer:** Volunteers of America Southeast (VOASE)

**Property Management:** Volunteers of America Southeast (VOASE)

**Service Provider:** Volunteers of America Southeast (VOASE)

**Tenant Profile:** At-risk or homeless families with a Veteran head of household

**Service Approach:** Volunteers of America Southeast and the Veterans Administration (VA) partner together to offer supportive services offsite for tenants. The VA provides case management services for tenants, while both organizations refer and connect tenants to needed services not provided through VOASE or the VA.

### Project Background:

While Mobile, Alabama does not fit the population-sized definition of a rural community, the rural geography of Alabama continues to present significant challenges for those who are at-risk or currently homeless. In Mobile, it became apparent to several stakeholders, including the local Continuum of Care (CoC), the VA, and VOASE, that there was a large, unmet need for supportive housing among at-risk and homeless, Veteran families. Prior to the Orchard Place development, there was only one, transitional shelter for families in the City of Mobile and the shelter consistently had a waiting list. As a result, numerous partners joined to leverage resources to ensure a successful project. The City of Mobile served as a critical partner in infrastructure issues while the VA and Mobile Housing Authority were key players in leveraging both services and rental subsidies for tenants.

### Key Features and Impact:

- Units feature unique finishes such as commercial, high grade Vinyl Composition Tile flooring and easy-clean paint
- Each unit is equipped with a washer, dryer, and kitchen appliances
- Located close to essential community amenities for tenants and their families
- VASH vouchers were secured for tenants
- All original tenants who moved in at the 2016 opening remain stably housed

## FINANCING INFORMATION

### Development Budget

Funding Source	Amount Received
City of Mobile HOME funds	\$940,000
The Home Depot Foundation	\$60,000
Mobile Gas Corporation	\$20,000
<b>Total</b>	<b>\$1,020,000</b>

## DEVELOPER PROFILE

Volunteers of America Southeast (VOASE), a charter member of Volunteers of America, has a significant amount of experience in housing development for vulnerable communities. Across Alabama, Georgia, and Mississippi, Volunteers of America Southeast develops and operates affordable housing properties for seniors, persons with disabilities, families, and veterans. These properties are created in partnership with State and local governments as well as Federal entities including the U.S. Department of Housing and Urban Development and the Veterans Administration.

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*“Connecting Communities at the Intersection of Housing & Health”*

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