



July 23'–June 24'

FLORIDA

Annual Report



Welcome **Message**

**"Behold, I am doing a new thing; now it springs forth, do you not perceive it? I will make a way in the wilderness and rivers in the desert."
Isaiah 43:19**



This year, our Innovare Affordable Housing development in St. Petersburg is a dream realized. It stands as a testament to our dedication to providing dignified housing solutions for those in need.

We celebrated our unwavering commitment to excellence by again earning the Joint Commission Accreditation. Our In-Home behavioral health services were recognized for their outstanding quality, reflecting our dedication to those we serve.

The expansion in Gainesville to house unhoused veterans, along with the significant upgrades to our Senior Affordable Housing, underscores our dedication to creating sanctuaries that uplift and honor the dignity of every person.

Challenges tested our resilience as severe storms threatened our communities and our dedicated team. Yet, through faith and unity, we navigated these trials, supported by the strength and compassion of our community and the unwavering spirit of our workforce.

This year also marked a significant milestone as we were approved to become a Medicaid provider, broadening our capacity to touch more lives.

Our journey through housing development was intense yet fruitful, as we took the helm of three major projects, each at different stages, contributing significantly to the state's affordable housing inventory.

As we reflect on this year, we are reminded of the paths we've forged, the lives we've touched, and the hope we've kindled. Together, we've proved that with faith, resilience, and community, we can make a way where there was none.

To the new beginnings that await us, let us move forward with confidence and compassion, grateful for the journey and hopeful for the future.

Janet M. Stringfellow
President/CEO



200+
Servant Leaders



65

Total Programs



2,258
Residential
Capacity



1,642
Veterans Served



92%
residents
engaged in
ongoing
medical
treatment

~5,000

Total People Served

26
Counties



28
Cities



VISION

Volunteers of America of Florida strives to provide premier human services and experiences with superior results for individuals and families in need.

MISSION

Volunteers of America of Florida engages Floridians in need to create positive life changes through compassionate support services.



About

VOLUNTEERS OF AMERICA OF FLORIDA

Volunteers of America of Florida (VOAF), an affiliate of the nationally acclaimed Volunteers of America (VOA), roots its work in **Ministry, serving the complete needs of individuals- mind, body, and spirit.**

Established in 1918, **VOAF stands as one of Florida's foremost human service organizations, annually serving over 5,000 individuals** with comprehensive support programs. These programs encompass **combating homelessness, providing affordable housing, and offering services for seniors, individuals with special needs, Veterans, and families.**

Known as a church without walls, we've grown to become one of the largest providers of supportive housing for unhoused veterans in Florida, and we embrace and serve all people across 26 counties, from Pensacola to Key West.



PROGRAMS & SERVICES



- Veteran Transitional Housing
- Permanent Supportive Housing
- Affordable Housing
- Senior Affordable Housing



- Property Management
- Asset Management
- Housing Development
- Construction Services





- In-Home Behavioral Health Services
- Case Management
- Service Coordination
- Crisis Counseling
- Substance Use Disorder Counseling



- Grant Per Diem (GPD)
- Supportive Services for Veteran Families (SSVF)
- Resilience Strength Training (ReST)
- Moral Injury Support
- Home Depot Mobile Unit

Populations Served

Veterans



VOAF provides housing solutions and support services for veterans and their families.

Seniors



VOAF offers affordable housing tailored for those on a fixed income, facilitating a thriving environment to age comfortably.

Families & Individuals



VOAF offers affordable homes, featuring specialized facilities and services.

Persons with Disabilities



VOAF caters to the evolving needs of residents, offering activities, transportation, and case management to foster independence.





INNOVARE



Location: St. Petersburg, Florida **Opened:** February 2024

THOMAS PINES



Location: Marianna, Florida **Opened:** Fall 2024

SPACE COAST COMMONS



Location: Palm Bay, Florida **Opening:** Summer 2025

BUILDING
TOMORROW

Meet Mr. Kissinger

After 15 years in Pinellas County, Mr. Kissinger's life took a tough turn. He lost his apartment and lived in his car until it, too, was taken away. He hit rock bottom with nowhere to turn.

But Mr. Kissinger was aiming for a stable future, he contacted VOAF through Pinellas Hope and got involved with "Innovare," our affordable housing development in St. Petersburg. After navigating through the approval process, a new beginning was on the horizon.



On February 14th 2024, Mr. Kissinger carried his belongings in garbage bags to his new apartment. What he found was more than an apartment; it was a home ready and waiting.

Furnished with love by kind donors. This wasn't just a roof over his head it was a heartfelt gift from a community that believes in fresh starts.



Now, Mr. Kissinger enjoys his passions, like playing the guitar and painting, in the comfort of a place he can call his own. At retirement age, his story is a beautiful reminder that it's never too late for a second chance or a touch of kindness.



19 Veteran Programs



12 Transitional Housing Properties

Grant Per Diem (GPD)

Provides transitional housing and supportive services to help Veterans facing homelessness achieve independence.

Supportive Services for Veterans Families (SSVF)

Programs provide temporary & supportive services for low or no-income Veterans and Veteran families.

Resilience Strength Training (ReST)

Equips veterans with tools and strategies to handle life's challenges effectively.

Moral Injury Support

Addresses the needs of veterans by offering support for those grappling with ethical and moral conflicts from their service experiences.

Veteran Home Repairs – Home Depot Mobile Unit

In collaboration with The Home Depot Foundation, this program offers critical interior and exterior home repair services to veterans, focusing on essential health, safety, and code compliance repairs.

YOU made sure veterans in your community were taken care of. **YOU** gave them shelter and made sure their basic needs were met.

Meet Rodney

Rodney, a Navy Veteran, once enjoyed a life filled with success and stability. However, his world was turned upside down in 2021 following two heart attacks in quick succession. These medical emergencies drained his life savings, leading to the loss of his house. Rodney was then forced to live in his car until it was repossessed. Amidst these challenges, Rodney found a glimmer of hope when he moved into housing provided by VOAF.



Unfortunately, Rodney's streak of bad luck continued when he was struck by a car while coming home from the bus stop, resulting in weeks spent in the hospital and an extended five-month recovery in a nursing home. During this time, Teresa, a dedicated clinical team member from VOAF, made regular visits to instill hope and support in Rodney. Despite living at the VOAF housing for only three weeks before the accident, Rodney had begun the process of organizing his paperwork to access his veterans' benefits. Teresa's commitment didn't waver; she went above and beyond to ensure Rodney received the care and assistance he needed.

VOAF committed to ensuring that when Rodney was able to leave the nursing home, an apartment would be waiting for him. VOAF continued to process his paperwork and worked tirelessly to secure permanent housing for him. Rodney expressed feeling safe with VOAF, appreciating the support that provides him the strength to keep going.



In-Home Behavioral Health Services

Therapeutic services within the home environment to support mental health and wellness.

Case Management

Provides supportive services to assist with strengthening their independent living skills and long-term housing goals.

Service Coordination

Connecting individuals with appropriate community resources, healthcare services, and additional support to facilitate comprehensive care.

Crisis Counseling

Immediate, short-term psychological support to individuals experiencing acute psychological distress or emotional crises.

Substance Use Disorder Counseling

Helping individuals overcome dependencies on drugs or alcohol.



589

Units of Supportive & Affordable Living



\$200,292,017

Total Value of VOF
Owned & Managed Assets

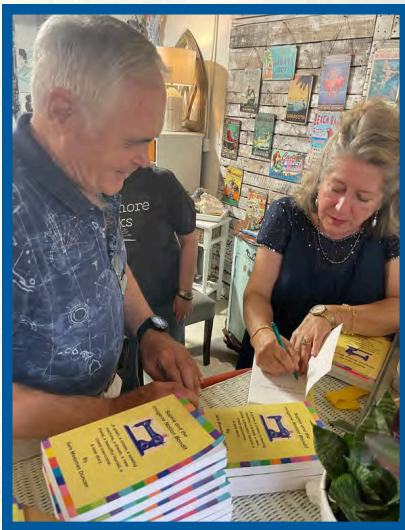
You provided individuals with compassionate behavioral and mental health services, promoting wellness and fostering supportive, healing relationships.

Meet Sara

Sara first connected with VOAF during a tough period. With support from VOAF, she rebounded, embracing major life events like marriage, motherhood, and moving to new places. For Sara, writing was a therapeutic outlet that helped her handle the challenges of manic depression.



When faced with difficulties again, Sara reached back out to VOAF. Acknowledging her passion for writing, the VOAF team, including Melissa, organized a special event—a book signing and meet-and-greet to celebrate her latest work. Held at a local community store, this event gathered community members to support Sara.



Sara's story and the event symbolize the profound impact VOAF has on lives. It's a reminder of the therapeutic power of creativity, the resilience of the human spirit, and the importance of continuing to provide spaces where stories of struggle, recovery, and hope can be shared and celebrated.



specialized



Housing



VOAF offers **affordable housing and essential services to seniors** on limited incomes, focusing on **independent living with support from on-site coordinators** for transportation, benefits, and and more.



VOAF manages 11
**affordable senior living
apartment communities**
across the state



**1,002
Apartments**



**1,089
Residents Served**

You ensured seniors have safe housing, stocked cupboards, and social connections.

Hope at Puerta del Sol



In the face of unimaginable personal tragedy, Ana, a devoted staff member at Puerta del Sol, a VOF senior living community, transformed her grief into a remarkable force for good. After the devastating loss of her daughter-in-law in a terrible car accident and the prolonged hospitalization of her grandson, Ana sought comfort in giving back, sparking a wave of compassion that rippled across our entire community.

Ana's deep bonds with the residents she serves, formed through dedicated care and mutual respect, became the foundation for a call to action that resonated across the entire Puerta del Sol community along with VOF staff and residents statewide

Her initiative? To collect and deliver Easter baskets for the children at Joe DiMaggio Children's Hospital. This simple act of kindness became a heartwarming campaign, culminating in the delivery of over 130 baskets to the hospital, a clear demonstration of what can be achieved through community spirit and collective effort.

Ana's unwavering commitment, even amidst her own family crisis, is a testament to the caliber of staff at VOF. More than just colleagues and caretakers, the VOF team operates like a family—a family that extends its care far beyond its walls.

7 Ways You Can Make a Difference



1

Making a donation via our website or send a check to our mailing address



2

Secure your legacy through a bequest

3

Sign up to participate in a fundraising event



4

Donate a car, truck or boat



5

Host a supply drive (food, hygiene products, bedding and more)

6

Volunteer your time and talent

7

Corporate volunteer opportunities



The Impact of Your Donation Can



Donate Here



\$25

feed your neighbor and nourish them with hope



\$75

provide bedding and linens for a veteran who is no longer homeless



\$125

provide one night of safety and warmth for an individual or family



\$250

support vital in home behavioral and mental health services



\$1,500

stock a food pantry at a Veteran Transitional Program.



\$ 4,000

furnish a one-bedroom unit for a resident transitioning from homelessness

Year Highlights



July–August 2023

On July 4th, the Miami Marlins and Marlins Foundation stepped up to the plate and presented VOAF with a game-changing \$20,000 check to assist veterans at the Miami transitional housing program.



September–October 2023

Thank you to Team Depot and The Home Depot Foundation for rejuvenating the VOAF's Gainesville Bridge Program, that provides transitional housing for veterans. The program provides up to 90 days of supportive living and recovery services to eligible male unhoused veterans, with permanent housing plans. This collaborative effort not only enhances the facility but also significantly uplifts the lives of those who have served our country.



November–December 2023

Raymond James selected VOAF as their charity of choice for the annual Holiday Angel Giving Tree. Gifts were distributed statewide to those that we serve, spreading joy and blessings this holiday season.



January– February 2024

Move-In Day at Innovare Apartments was a milestone event. Formerly unhoused residents of St. Petersburg transitioned into their new homes, each space brought to life with warmth and the heartfelt contributions of our donors. Innovare offers 50 affordable housing units, including those specifically for extremely low-income individuals, reinforcing our dedication to supporting those in greatest need.

March–April 2024

More than 400 volunteers descended on the VOFV's Punta Gorda Veterans Village, for a blitz of upgrades and renovation to the exterior and interior.



The grand opening of Innovare Apartments marked a new beginning, providing 50 affordable homes to St. Petersburg's residents.



May– June 2024

VOFV, in collaboration with Dinontas, hosted an event at Ocala Ritz Veterans Village, providing formally unhoused veterans with fresh meals, new clothes, and haircuts. This initiative reflects the deep appreciation and support for veterans, with Ocala Ritz Veterans Village housing over 1,200 veterans since 2012.



Programs Across Florida



Northern Florida Offices

Gainesville Main Office
2130 NW 31 Ave, Unit G6
Gainesville, FL 32605
gainesvilleinfo@voa-fla.org

Jacksonville Main Office
716 Ray Charles Lane
Jacksonville, FL 32202
jacksonvilleinfo@voa-fla.org

Lake City Main Office
1079 NW Mineart Lane
Lake City, FL 32055
lakecityinfo@voa-fla.org

Ocala Main Office
111 NE 12th Avenue
Ocala, FL 34471
ocalainfo@voa-fla.org

Pensacola Main Office
1617 Blackwell Lane
Pensacola, FL 32514
pensacolainfo@voa-fla.org

Pine Grove Senior Housing
1901 NE 2nd Street #100
Gainesville, FL 32609
pinegrove@voa-fla.org

Tallahassee Main Office
1280 Kissimmee Street, Unit 801
Tallahassee, FL 32310
tallahasseeinfo@voa-fla.org

Thomas Pines Affordable Housing
2690 SR73
Marianna, FL 32448
thomaspinesinfo@voa-fla.org

Central Florida Offices

Clear Bay Senior Housing
1770 N. Betty Lane
Clearwater, FL 33755
clearbay@voa-fla.org

Central Florida Offices Cont.

Cocoa Main Office
906 Peachtree St
Cocoa, FL 32922
cocoainfo@voa-fla.org

Creekside Manor Senior Housing
1318 Franklin Street
Clearwater, FL 33756
creekside@voa-fla.org

Hillsborough Main Office
4011 N 39th St
Tampa, FL 33610
hillsboroughinfo@voa-fla.org

Innovare Affordable Housing
850 5th Ave South
St. Petersburg, FL 33701
innovare@voa-fla.org

Manatee Main Office
4232 20th St W
Bradenton, FL 34205
manateeinfo@voa-fla.org

Punta Gorda Main Office
1250 Taylor Road, Apt 322
Punta Gorda, FL 33950
puntagordainfo@voa-fla.org

Sebring Main Office
2100 Lake View Drive, Suite 2
Sebring, FL 33870
sebringinfo@voa-fla.org

Silver Lakes Village Senior Housing
5102 Cinderlane Parkway
Orlando, FL 32808
silverlakes@voa-fla.org

Tarpon Springs
902 Mango Street
Tarpon Springs, FL 34689
hillsboroughinfo@voa-fla.org

South Florida Offices

Broward Main Office
2701 W Oakland Park Blvd, Suite 320
Phone: (786) 369-1873
browardinfo@voa-fla.org

Hialeah Senior Housing
1280 West 46th Street
Hialeah, FL 33012
hialeah@voa-fla.org

Key West Main Office
1619 Truesdale Court, Apt. 6
Key West, FL 33040
keywestinfo@voa-fla.org

Las Palmas I Senior Housing
740 N.W. 25th Avenue
Miami, FL 33125
laspalmas@voa-fla.org

Las Palmas II Senior Housing
2501 NW 7th Street
Miami, FL 33125
laspalmas@voa-fla.org

Los Robles Senior Housing
11495 West Flagler Street
Miami, FL 33174
losrobles@voa-fla.org

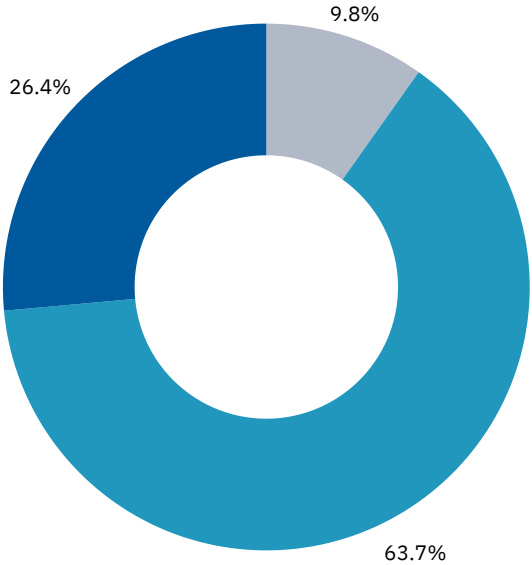
Miami Main Office
1492 W Flagler St
Miami, FL 33135
miamiinfo@voa-fla.org

Puerta Del Sol Senior Housing
1765 West 42nd Place
Hialeah, FL 33012
puertadelsol@voa-fla.org

Sweetwater Senior Housing
10750 SW 4th Street
Sweetwater, FL 33193
sweetwater@voa-fla.org

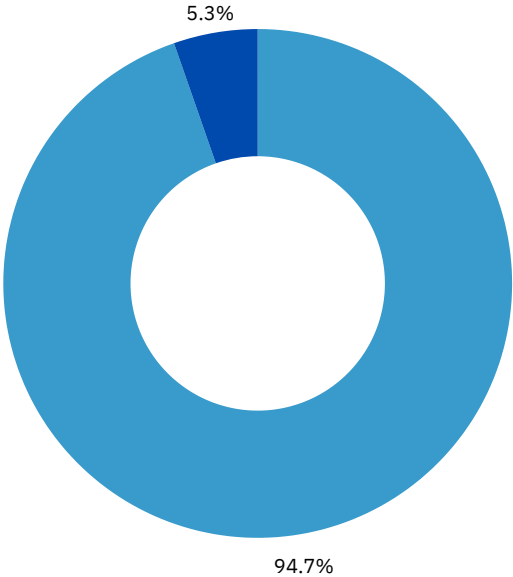
FINANCIALS

Revenue



- Other Operating Income
- Public Support
- Grants

Expenses



- Program Services
- Support Services (Management, General)



The information presented here is a compilation prepared by management of audited financial data from Volunteers of America Florida, Inc. and subsidiaries, affiliates, locally chartered and unchartered corporations. All Volunteers of America affiliates are required to have audits by independent certified public accountants. More detailed information is available upon request from the Volunteers of America National Office



 Committed to serving Floridians in need

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