



VALOR VETERANS VILLAGE

www.valorveteransvillage.org

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TABLE OF CONTENTS



- Mission
- Crisis
- Systemic Gap
- The Solution: PSH
- Village Model
- Holistic Reintegration
- Financial Roadmap
- Social ROI
- Leadership
- Partnership Tiers
- Timeline
- Call to Action

MISSION STATEMENT

To facilitate the **holistic reintegration** of military veterans by providing **Permanent Supportive Housing**, integrated support services, and a structured pathway to personal and civic reintegration.

Our organization empowers veterans to transition from crisis to stability, equipping them with the tools to reclaim their purpose as leaders within their communities.



CORE VALUES & GUIDING PRINCIPLES

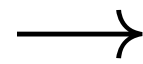


VALOR VETERANS VILLAGE



Dignity

We provide high-quality, permanent housing solutions, not temporary shelters. Every aspect of our program, from home construction to service delivery, is designed to honor the sacrifice and restore the self-worth of each veteran.



Stability

Through **Holistic Empowerment**, we address the "whole person" by integrating mental, physical, and spiritual support services. This comprehensive approach creates a stable foundation for long-term independence, moving beyond the immediate crisis of homelessness.



Transformation

We practice **Accountability** as a two-way street. While Valor Veterans Village provides the tools and resources, veterans are required to actively participate in their own reintegration journey. This mutual commitment is the catalyst for genuine, sustainable change.



The Crisis

We are ready to address the urgent needs of veterans experiencing homelessness in Forsyth County—a population that increased 10% year-over-year, according to the **2025 Point-in-Time (PIT) Count Report..**



The Systemic Gap

40% of homeless veterans are unsheltered. Existing support systems are being outpaced by needs.



Shelter Limitation

- Temporary patch

Voucher Crisis

- Difficult to Use
- 4–5% annual increase in medium gross rent
- HUD Fair Market Rent (FMR) set at \$1,221.
- Two-bedroom apartment average is \$1,500 a month.

Specialized Needs

- Disability & Health
- Post-Traumatic Stress Disorder (PTSD)

The Solution

Permanent Supportive Housing (PSH). Private, dignified, and immune to market pressures.



The PSH model is proven to be the most effective solution for individuals with complex challenges.

Provides

- Permanent housing
- Integrated support services

THE VILLAGE MODEL

Project Overview & Timeline



	Off-Site Activity	On-Site Activity
Months 1-2	Contract & Order	Site Readiness
Months 3-5	Home Manufacturing	Infrastructure
Month 6	Delivery & Quality Assurance	Placement
Months 7-9	Manufacturing Complete	Finalization & Closeout



Holistic Reintegration

The “Four Phase Journey”



Phase A

VA-Managed Referral & Engagement

Coordinates entry pre-screen homeless veterans, prioritize highest-need candidates, verify eligibility, and streamline permanent supportive housing placement.



Phase B

Formal Intake & Individualized Planning

VA-referred veterans complete intensive intake and recovery planning with dedicated case managers, supported by low caseloads for high-acuity needs.



Phase C

Housing Placement & Stabilization

Valor Veterans Village provides emergency stabilization and permanent supportive housing, creating secure foundations for veterans’ recovery and long-term reintegration.



Phase D

Enrichment, Support & Graduation

Residents receive intensive case management, daily stabilization support, and ongoing weekly reviews promoting independence, recovery, and community reintegration.

TOTAL DIRECT CAPTIAL CONSTRUCTION COSTS

Budget Category	Cost Estimate	Core Components & Basis of Estimate	% of Direct
Land Preparation	\$200,000	Acquisition of 0.5–1.0 acre site; includes legal fees and environmental testing.	15.6%
Site Development	\$190,000	Civil engineering, grading, and full utility infrastructure	14.8%
Village Construction	\$450,000	Turnkey manufacturing of six (6) prefabricated units (75K per unit).	35.1%
Renovation Community	\$187,000	Interior remodel of existing building for case management and hub.	14.6%
Interior Furnishing	\$50,000	Commercial-grade furniture, appliances, and move-in kits for 6 units	3.9%
Veteran Transport Van	\$50,000	High-occupancy vehicle for clinical & vocational transportation.	3.9%
Construction Contingency	\$154,050	15% reserve applied to all core construction and renovation costs.	12.1%
Direct Project Cost	\$1,281,050	Total capital required for all physical construction and site assets.	

FIRST-YEAR OPERATIONAL LAUNCH COSTS

Professional staffing, project oversight, and administrative overhead

Budget Category	Cost Estimate
Lead Case Manager	\$90,000
Programmatic Costs	\$35,000
Facility Maintenance & Security	\$15,000
Utilities (Village-wide)	\$18,000
Administrative & Professional Fees	\$20,000
Project Oversight	\$60,000
Compliant Indirect Costs	\$30,105
Total Operating Expenses	\$268,105

Funding Assumptions & Rationale

Valor Veterans Village bases its target allocations for each revenue stream on the current funding landscape and the specific requirements of grant-making bodies

50%

Public Grants Sector

Targets VA GPD Capital Grants (funding up to 65% of construction) and HUD specialized housing funds.

25%

Private Foundations

Focuses on veteran-centric foundations and regional community foundations.

15%

Corporate Investment

Driven by the "Sponsor a Home" program for regional banking and industry leaders.

10%

Individual Giving

Comprised of major donor cultivation and high-impact community fundraising events.

Corporate & Philanthropic Investment

To ensure long-term sustainability, Valor Veterans Village offers a **"Sponsor a Home"** program, providing a clear pathway for **Corporate Social Responsibility (CSR)** participation. The pricing tiers are rooted in **actual site development benchmarks** and reflect the standards set by national veteran housing non-profits (e.g., *Homes for Our Troops*), ensuring that sponsorship levels directly mirror the capital required for high-quality, permanent assets.

Full Home Sponsor

\$75,000

Receive naming rights on a veteran's home while funding permanent, dignified housing for a hero in need.

Foundation Partner

\$25,000

Receive sponsor recognition on the sponsorship wall and receive annual impact reports.

Interior Sponsor

\$10,000

Fund all furniture, appliances, and move-in kits for a single veteran unit.



Bobby P. Wilson

Founder & Co-Executive Director

Bobby P. Wilson, a 20-year Army veteran, founded Valor Veterans Village to help veterans achieve housing stability and reintegration.



Our Leadership,
Brings Passion in
Helping those who
are underserved.



Robert P. Wilson

Founder & Co-Executive Director

Rob Wilson, Co-Executive Director, leverages 20+ years of learning & development and program management experience to advance veteran support and community impact.

Board of Directors: Governance & Oversight

The Board of Directors provides the critical governance framework for Valor Veterans Village. Its members bring decades of senior-level experience in corporate law, human resources, finance, and military leadership, ensuring rigorous oversight and regulatory compliance. The Board operates as a **Committee of the Whole**, leveraging the collective expertise of all members for comprehensive decision-making on legal, financial, and veteran-centric matters.

This body is structured to maintain a clear **separation of governance and operations**. The Co-Executive Directors report to the Board monthly and serve as non-voting members. The Board is responsible for:

- Final approval of the **Annual Operating Budget** and all strategic expansions.
- Conducting **quarterly performance audits** of program outcomes.
- Commissioning an annual independent financial review to ensure grant compliance.
- Holding **veto power** over any capital expenditure exceeding a threshold of \$10,000.



Project Timeline

Q3 2026

Land Acquisition & Site Selection

Q1 2027

Groundbreaking & Infrastructure
Installation Begins

Q3 2027

Home Delivery, Placement, Utility
Connections & Final Inspections

Q4 2026

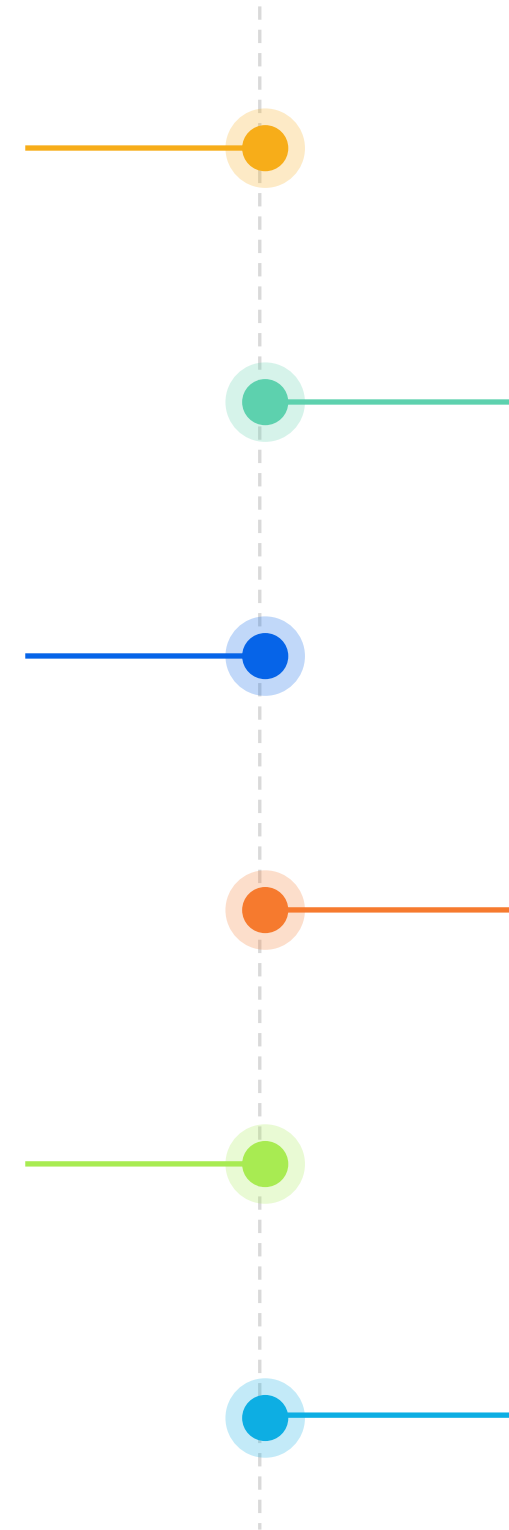
Secure Funding, Complete Due Diligence,
Engineering & Permitting

Q2 2027

Tiny Home Manufacturing & Site
Development

Q4 2027

Certificate of Occupancy, Furnishings,
Staff Onboarding & Veteran Move-In



www.valorveteransvillage.org

Join the Mission!

Contact info and a request for a follow-up meeting.

(336) 502-4786

