



September 18, 2023

Rep. George Cleveland  
Sen. Carl Ford  
Rep. Dennis Riddell  
Joint Legislative Oversight Committee on General Government

North Carolina General Assembly  
Legislative Building  
16 West Jones St.  
Raleigh, NC 27601

**RE: Final Report for State Directed Grant to Purple Heart Homes for Personalized Housing Solutions for Veterans 33.3 (a)**

Dear Committee Members,

I would first like to say thank you for your support of Purple Heart Homes (PHH) and our mission to serve disabled and aging North Carolina Veterans by addressing their housing needs. Please see the below for accomplishments achieved for the 2022-2023 North Carolina budget year with the Directed Grant.

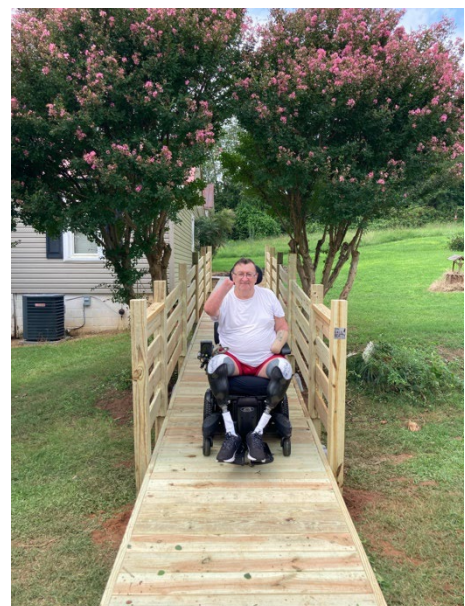
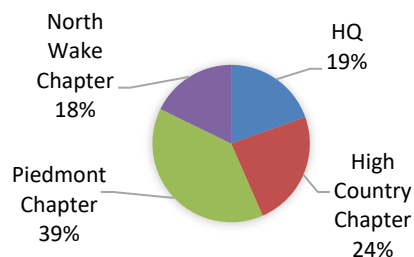
Purple Heart Homes was able to complete 43 projects in total assisting 37 North Carolina Veterans through the Veteran Aging in Place Program, building 4 Veteran Tiny Homes, and assisting in the completion of a Veterans Transitional House that will serve many Veterans over the life of the home, and completed a site assessment for a future Veterans village.

**Veteran Aging In Place (VAIP)**

Thirty-seven projects were completed for Veterans via the VAIP Program. These projects are in 26 counties served by PHH Chapters and cover each geographical region (Mountains, Piedmont, Coastal) in North Carolina.

The VAIP program is for the Veteran who owns a home that no longer meets his or her needs. We modify and adapt the Veteran's home to address health, safety, and accessibility issues or address

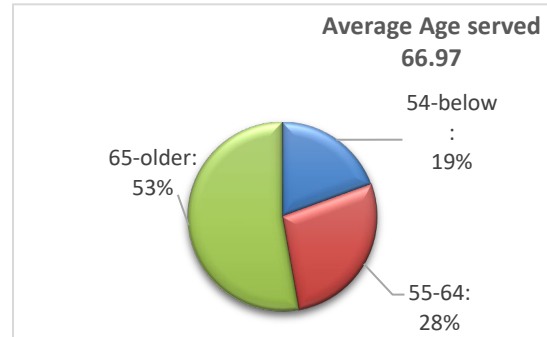
**PROJECT COMPLETION  
DISTRIBUTION**



critical home repair needs. These include grab rails, wheelchair ramps, handicap accessible bathrooms, modular additions, and full-scale home renovations. We have assisted with deferred maintenance, fixed leaks, replaced HVAC systems, and replaced roofs as well. All Veterans Aging in Place (VAIP) projects are completed at no cost to the Veteran. This program alleviates a significant cost burden to many Veterans who live on fixed incomes and where their housing costs may be 30%-50% of their total monthly income.

### Veteran Tiny Home Program

Four Veteran Tiny Homes were built and are being donated to Fifth Street Ministries, the homeless shelter, and Balance of State \*Continuum of Care partner in Statesville, NC, to serve as additional housing and independent living space for their Veteran Transitional Housing Program. The Transitional Housing Program is an up to two-year program designed to get the Veteran into the shelter, then into the Transitional Housing Program while receiving all wrap around services the shelter provides with the end goal of getting the Veteran reintegrated into society and independent living. Purple Heart Homes previously built and donated two of these homes for this program and we believe these homes and this program will address Veteran housing insecurity and even homelessness within the Veteran community and beyond as this program grows. These homes will serve up to 40 Veterans over a 10-year period with an average stay of one year. This effort can be replicated with every CoC region and can serve Veterans across North Carolina.



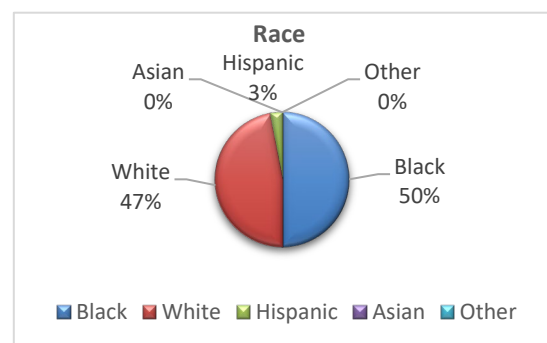
Purple Heart Homes Veteran Tiny Home Program (VTH) was developed in 2018 as an additional housing solution for Veterans. PHH received the North Carolina State Manufacturing Certification in 2021 and has a dedicated 23,000 sqft manufacturing space at PHH HQ in Statesville, NC where these homes are constructed. These homes have served veterans experiencing homelessness, housing insecurity, disaster response, and rapid rehousing and will further be used to address the current and ongoing affordable housing issues.

\*"The Continuum of Care (CoC) is a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness" by serving homeless populations through permanent supportive housing, transitional housing, rapid re-housing, and supportive services.

### Special Projects

#### Camp Centurion

Camp Centurion is a Veterans Transitional Home in Bessemer City in Gaston County North Carolina. This project was brought to the attention of Purple Heart Homes due to a funding shortfall that put a halt to the project. With funding from the North Carolina Directed Grant, PHH was able to assist in the completion of this project by providing a new roof, new wheelchair ramp and deck, and a driveway. The first Veteran was welcomed into the home in July 2023. This home and the associated Transitional Program will allow Veterans to have a place to stay for a period while they receive services (VA benefits counseling, job search and placement assistance, financial counseling, mental health assistance, etc.) with the goal of getting them reintegrated into the community. The home is also associated





with the Gaston County Veterans Treatment Court and Veterans engaged with the court can reside at Camp Centurion during this time. Camp Centurion is an 8-bed facility and over the next 10-years this home can serve up to 80 Veterans with an average stay of one year. This is great impact made possible by the State of North Carolina Grant funding.

### Eden, NC



Purple Heart Homes was donated eleven acres in Eden, Rockingham County, NC. Purple Heart Homes, with North Carolina Directed Grant funding, performed a stie assessment to determine suitability for a Veteran Tiny

Home village. PHH will begin site planning and design, and site preparation and build in 2024. This is a large project that will require significant infrastructure construction – roadways, curbing, drainage, common space, water, septic, electric, etc. prior to the homes being placed on the property.

We also want to show that what Purple Heart Homes does for Veterans is more than completing projects, it's increasing home values, it's increasing equity in homes, it's providing additional generational wealth. The chart below shows the average home value increase for the associated project:

Project	Average Home Value Increase
Roof	\$13,000
HVAC	\$3,000
Siding	\$15,500
Bathroom Remodel	\$15,000
Deck/Ramp	\$7,500
Windows	\$10,000

Additionally, if a Veteran is poised to enter an assisted living facility, at cost to the taxpayer, due to the home not being a safe, healthy, and accessible living environment and Purple Heart Homes can address these issues with a small investment, the taxpayer can realize this benefit. As an example, the Veteran's home at the Salisbury Veterans Hospital indicates a monthly cost range of \$1,745 to \$7,700 per month. With this, the average cost per month is \$4,723 per month or \$56,670 per year. If the work of Purple Heart Homes can allow

a Veteran to remain in the home for an additional 3-5 years, this represents a savings to the taxpayer of \$170,010 - \$283,350 over this period. For a \$40,000 one-time investment of NC State funding into the Veteran's home, this represents a 4.25 to 7.1 times return (positive impact) to the North Carolina taxpayer.

For more detailed reporting, included is a separate spreadsheet reporting on these projects that includes all data requested/required in the Grant Reporting Guidelines. This spreadsheet will outline the types of projects completed and where they were in North Carolina. It will also show demographic data on the Veterans served. **Please see the tab titled 'completed' for the most concise data.**

Thank you on behalf of the entire Purple Heart Homes team and the Veterans we serve for this support. Our mission depends on partnerships and support like this – Thank you!

Respectfully,

*Anthony P. Cockerham*

Paul Cockerham  
Chief Development Officer  
Purple Heart Homes, Inc.

cc:

Sen. Ted Alexander

Sen. Carl Ford

Sen. Steve Jarvis

Senate Appropriations Committee on General Government and Information Technology

Rep. George Cleveland

Rep. Dennis Riddell

House of Representatives Appropriations Committee on General Government

Brian Matteson

Director - Fiscal Research Division