



Rebuilding Hope: Veteran TOT Funds Empower Non-Profit Construction for Caldor Fire Recovery in El Dorado County

Supporting veterans through construction and recovery efforts. NPC is one of very few organizations in the community qualified with the skill sets to improve veteran homes, living conditions, veteran housing, homeownership and disaster recovery rebuilding services.



Meeting the need

- The Veteran TOT Funds had a substantial impact on the project.
- TOT funds are the second largest contribution to the project aside from Non-profit Construction Corporation leveraging general construction projects and bids excepted by the community.
- Pioneering Achievement: TOT funds contributed to not only affordable housing for a veteran in need, but as well the First Title 25 Home in El Dorado County
- Looking Ahead: Expanding our impact throughout the community and meeting the needs of multiple veterans and their families.
- Veteran engagement: Veterans have been one of the most active supporters in our community and as well have demonstrated one of the greatest needs of our service to the community aside from single mothers whom want to pursue homeownership.

Non-profit Construction Corporation was founded in August of 2023, received 501c3 status on February 24th 2024. The 501c3 approval was expedited by the office of Congressman Kevin Kiley.

El Dorado County residents have been adamantly supportive of the organization and its reinvestments back into the community through charitable services.



Overview of the Board of Directors of NPCC (or NPC)

Caleb Armstrong, President, Chief Executive Officer

Is a lived experience Non-profit founder, born directly into El Dorado county Homelessness. Holds credentials in Real estate and skilled trades, advanced knowledge of local building code and expertise in raw land development, stick built, manufactured and modular housing builds. Has developed every internal program and initiative of NPC, coordinates all intake, waiting lists, project management, business relationships, community activities, all raw land development projects and oversees all affordable housing initiatives.


Nicoli Siracusa, Vice president, Secretary.

Nicoli is an accomplished General contractor and business owner, he has managed multimillion dollar acquisition and rehabilitation projects within the affordable housing spectrum ahead of schedule and under budget. Nicoli oversees general construction projects, conducts interviews and onboarding of all NPC skilled trade employees and conducts the weekly trainings and safety briefings. He provides the organization ample capacity in self-performing affordable housing development's, managing sub-contractors and brings valuable expertise to not only NPC but as well to El Dorado County.

Teresa Bonetti, Chief Finance Officer, Treasurer.

Teresa brings years of compliance expertise to ensure proper documentation of all demographics served by NPC. Teresa carries over 10 years experience in Youth and Teen foster care services throughout El Dorado and Placer County.





Challenges Faced by Veterans After the Disaster



Loss of Housing

Veterans faced severe housing loss following the disaster, leading to instability and urgent shelter needs. El Dorado county government enacted an emergency housing ordinance allowing RV temporary use permits.



Powerful but limited Resource

Many veterans struggled with limited access to essential recovery resources. Title 25 has provided a pathway for Veterans and other families to be exempt for standard local building code and exit the 5150 emergency housing ordinance. However, still most of our seniors and veterans and low-income families cannot afford nor possess the skill sets to participate in the Title 25 program.



Lack of Veteran and Low-Income support

In El Dorado county Non-profit Construction Corporation is one of very few building services that are free to Veterans and Low-income families and is the only organization throughout the county that provides a pathway for families and Veterans to exit welfare and government assistances.



Lack of FEMA Individual Assistance and Community Response

FEMA Assistance Gaps

Not one survivor, veteran, senior or low-income family affected by the 2021 Caldor wildfire disaster received FEMA Individual Assistance, highlighting critical support gaps.

Community Mobilization

Local organizations and communities quickly mobilized to provide alternative support for affected veterans and community members. However, unfortunately recovery efforts and dollars that were raised were not geared towards long-term rebuilding efforts. Strategy and budget lacked, long term recovery goals were not considered in early on donations or collaborative efforts. NPC was not in existence.



Description and Purpose of Veteran Transient Occupancy Tax (TOT) Funds

Funding Source

TOT funds are collected from lodging taxes applied to certain accommodations, generating revenue for veteran programs.

Support for Veteran Services

Funds are allocated specifically to veteran services, including housing and support programs addressing homelessness, disaster recovery and other identified needs.

Veteran TOT Funds and Non-Profit Construction Corp Project and Progress



Role in the project and Mission of the Non-Profit Construction Corporation CSLB # 1125441

The service provider :

NPC developed, the initiative coordinated support, identified local resources and contributions, negotiated every sponsors involvement and advertising, managed all permit processing and site plan development, paid for surveying requirements (4 properties for one lot), acquired the permit, paid for all earthwork and excavation, all underground plumbing , all materials for slab work to be formed and coordinated execution, as well as ground breaking event. TOT funds have been the only county dollars allocated to our rebuilding efforts.

The Mission:

Due to the vast needs in El Dorado County NPC has incorporated several initiatives to the entities 501c3 designation including

- *Affordable housing and Single family Homeownership**
- *Disaster recovery rebuilding services regardless of federal designations , these disasters may be at the state and local levels.**
- *Home rehabilitation services for veterans, elderly and demographics of very low to moderate incomes**
- *Construction Cost Assistance :** We are able to pledge up to 6% of construction service revenue from a homeownership project towards closing cost/downpayment assistance
- *Skilled trade on-the-job Training:** NPC has employed 4 previously unemployed, non-skilled individuals who now excel in various skilled trades. Through future collaborating and funding initiatives we hope to employ more veterans and individuals participating in the welfare to work program





Selection of the Veteran Recipient and Project Planning AWARD AMOUNT: \$20,000

Careful Recipient Selection

A veteran in need was thoughtfully chosen to ensure the new home positively impacts their life.

Comprehensive Project Planning

Detailed planning addressed the veteran's needs while adhering to all regulatory requirements and standards.

Stakeholder Collaboration

Effective cooperation among stakeholders/ community members of Grizzly Flats were involved in the selection of our Veteran. This ensured smooth project execution, compliance and support. This collaboration was a one year process of engagement.



Disbursed Dollars and Utilizing TOT Funds for Veteran Housing

Lumber Package Shortfall:

\$3,320.00 were allocated towards the lumber package due to a \$1,320.00 DOT Impact fee that was not previously waived, Materials for site slab were as well allocated out of NPC's project fund for purchase and added heavy equipment costs of \$2000.00. TOT funds were only allocated towards the lumber package shortfall and all dollars NPC allocated from its title 25 project fund have since been recouped through our construction services from a Public works project we bid on for the Georgetown Recreation districts roof project.

FRAMING & ELECTRICAL: The amount of \$10,800.00 of TOT funds have been allocated towards framing of the home that was completed within two weeks in expedited fashion by D'Angelo Construction. This as well included another \$1000.00 from NPC's project funds. The remaining amount of the TOT award is \$5,880 dollars which are earmarked for sheetrock costs and electrical work provided by MP McDonald Electric whom has as well taken up one volunteer whom reached out to us to gain job training from this project.



Progress on the First Veteran Home: A Milestone for Recovery





Construction Timeline, Milestones, and Current Status

Planned Timeline Adherence

Construction was initially slowed do to requirements with surveying needing to be done prior to footing and foundation pour.

Key Milestones Achieved

Foundation completion and framing are key milestones successfully achieved during construction. The First Home is up! With American Eagle Roofing on stand-by ready to go out and roof and vent the entire home. American Eagle Roofing is as well donating all labor and materials to this home.

Current Project Status

The project is in advanced stages nearing insulation and sheetrock installation.

THE HOME DEPOT FOUNDATION is nearing its project contribution with interior finish work such as flooring, and trim-out, bottom cabinets, painting and fixtures as well as appliances. The Foundation will also be contributing an entire outdoor garden, lattice and gazebo as well as landscaping. Non-profit Construction Corporation is one of the first organizations able to partner with THE HOME DEPOT FOUNDATION in El Dorado county for Veteran services and housing.





Pioneering Achievement: The First Title 25 Home in El Dorado County





Significance for Future Housing Recovery and veteran housing

Model for Veteran Housing

The project exemplifies a successful approach to expanding housing initiatives for veterans in need throughout our community.

If and when we are awarded a contract to provide our services to El Dorado County to fund our proforma budget and operational expenses , every veteran and family in need will have a skilled free home builder and home rehabilitation service provider.

Disaster Recovery Housing

Demonstrates an effective construction of compliant homes and NPC assists in bridging the gap for families to exit the emergency housing ordinance and into a title 25 home in future disasters and recovery efforts with knowing our costs to build we are more prepared to meet this endeavor.

Looking Ahead: Expanding Impact and Lessons Learned





Advocacy for Disaster Recovery Assistance in Underserved Communities

Advocating Expanded FEMA Assistance

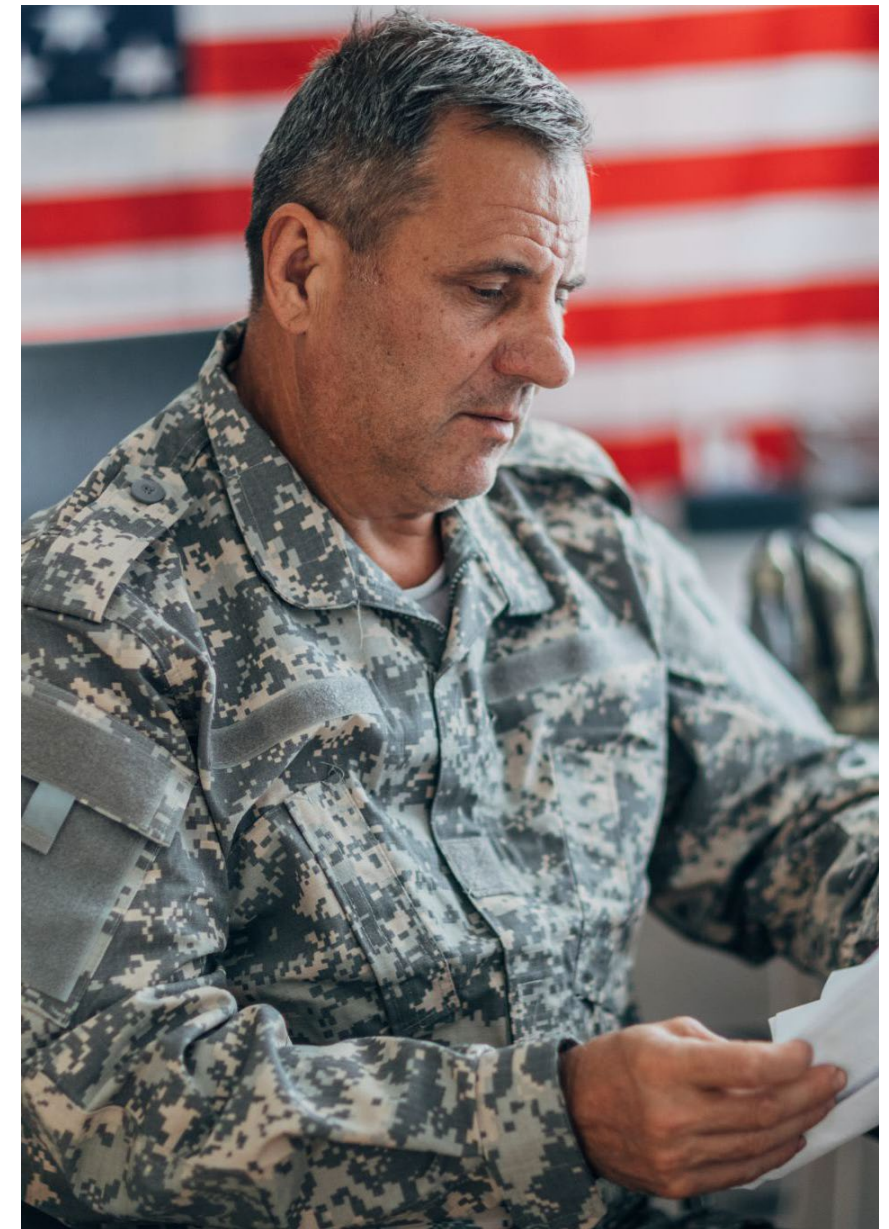
Ongoing efforts focus on increasing FEMA aid accessibility for veterans in underserved disaster-affected communities.

Supporting Veterans in Recovery

Providing resources tailored to veterans promotes equitable recovery and addresses their specific needs post-disaster.

Promoting Equity in Disaster Relief

Efforts emphasize fair and inclusive distribution of recovery resources to underserved and marginalized communities.





Plans for Future Veteran Housing Projects

Scaling Construction Efforts

Future projects aim to increase the number of homes built to better serve veterans' housing needs and as well continue to serve the community of Grizzly Flats with our second veteran home already being coordinated

Enhancing Efficiency

Chief Executive Officer , Caleb Armstrong has established a partnership not only in rebuilding the home of another Veteran in Grizzly Flats, but as well has coordinated the students of Golden Sierra High-school and wood shop teacher John Ledo will be prefabricating the next Veteran Title 25 home on the Golden Sierra Campus. Non-profit Construction Corporation will coordinate pick up and transport of the exterior wall sections. Students will be shuttled to the site to assist in raising the walls and the efforts will be covered by ABC 10. This is the exact type of community involvement our children and community need to see

