

*From*  
**HOMELESS**  
*to*  
**HOMEFULL**

*The Creation of the Nonprofit*



## FIELD GUIDE SECTION

# READ THIS FIRST

Every guide is a field manual, not a promise.

## EDUCATIONAL DISCLAIMER

- This guide is educational. It is not legal, military recruiting, employment, medical, tax, housing, or financial advice.
- Rules change. Always verify with the official agency, employer, school, local VA, PHA, IRS, SBA, state government, or qualified professional.
- No guide can guarantee selection, employment, housing approval, voucher approval, nonprofit approval, or contract award.

## HOW TO USE THIS GUIDE

- Read one section per day or one section per week.
- Turn every checklist into a binder tab.
- Do not skip documents, proof, logs, or follow-up calls.
- The win is not just reading. The win is taking the next step.

## ACTION NOTES

- Next action:
- Proof or document needed:
- Person or agency to contact:
- Deadline:

## FIELD GUIDE SECTION

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Use this as your navigation map.

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## FIELD GUIDE SECTION

# MISSION BRIEF

From lived experience to nonprofit operations.

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Nvest NVets exists to help eliminate the homeless veteran crisis through housing navigation, benefits readiness, training, digital education, and long-term housing development.

This guide turns the mission into a structure: legal formation, board governance, programs, funding, compliance, outcomes, and a 90-day launch path.

## MISSION STATEMENT

Eliminate the homeless veteran crisis by helping veterans move from survival to stability, benefits, training, and long-term dignity.

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## FIELD GUIDE SECTION

# FOUNDER STORY AS FUEL

A nonprofit story should not stay as pain. It should become program design. The story of homelessness, voucher navigation, disability benefits, education benefits, restaurant work, K9 work, and veteran service creates a map for what other veterans need.

- Shelter confusion becomes housing navigation.
- Claims stress becomes document-binder support.
- Isolation becomes community.
- Unstable income becomes training and entrepreneurship.
- Food/business experience becomes veteran enterprise programs.

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## FIELD GUIDE SECTION

# LEGAL FORMATION PATH

Start with the legal basics. Build clean from the beginning so donors, grantors, and partners can trust the organization.

- Choose name and mission.
- Form state nonprofit corporation.
- Get EIN.
- Recruit board.
- Adopt bylaws.
- Adopt conflict-of-interest policy.
- Open bank account.
- Apply for 501(c)(3) recognition if appropriate.

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## FIELD GUIDE SECTION

# 501(C)(3) STRATEGY

IRS recognition is a major milestone, but it is not the first act of service. You can build documents, partners, and a plan while preparing the application.

- Determine whether Form 1023-EZ or full Form 1023 applies.
- Write charitable purpose clearly.
- Build budget and activities narrative.
- Keep founder finances separate.
- Document board independence and governance.

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## FIELD GUIDE SECTION

# BOARD OF DIRECTORS

A nonprofit cannot be one person with a dream. The board protects the mission and oversees money.

- Veteran lived-experience seat.
- Housing/social services seat.
- Finance/accounting seat.
- Legal/compliance advisor.
- Agriculture/land advisor.
- Technology/digital business advisor.
- Fundraising/community connector.

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## FIELD GUIDE SECTION

# GOVERNANCE BINDER

A governance binder makes the organization credible before it is big.

- Articles.
- EIN letter.
- Bylaws.
- Board minutes.
- Conflict policy.
- Budget.
- Insurance.
- Donor receipts.
- Grant files.
- Program policies.
- Volunteer forms.

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FIELD GUIDE SECTION

# CORE PROGRAMS

Start with programs you can operate before promising buildings. Navigation, education, and digital tools can launch before land or housing construction.

Program	Purpose	First version
Housing navigation	Move veterans toward help	Voucher binder, scripts, landlord packet.
Benefits readiness	Organize proof	Claims document checklist and referrals.
Digital library	Education + revenue	K9, voucher, nonprofit, vendor guides.
Veteran enterprise	Income skills	Food cart, web, payments, training.
AgriHousing campus	Long-term vision	Business plan and grant pipeline.

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## FIELD GUIDE SECTION

# HOUSING MODEL

The safest credibility path is navigation first, partnerships second, owned housing third. Do not make Farm Credit or donors believe zoning and housing approvals are already solved if they are not.

- Phase 1: housing navigation and document support.
- Phase 2: transitional housing partnerships.
- Phase 3: owned campus or housing development after zoning, grants, and operations capacity.

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## FIELD GUIDE SECTION

# VETERAN TRAINING MODEL

Training gives the nonprofit a way to create income pathways, not just emergency relief.

- Digital guides and self-paced learning.
- Food cart entrepreneurship.
- DigiApp website/payment setup.
- Agriculture basics.
- Catering operations.
- Resume and benefits binder workshops.

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## FIELD GUIDE SECTION

# FUNDING LANES

Do not rely on one grant. Build a stack: donations, guide sales, small grants, partnerships, housing grants, and earned revenue.

- Individual donations.
- Digital library sales.
- Corporate sponsorships.
- VA Grant and Per Diem research.
- HUD Continuum of Care partnerships.
- USDA Community Facilities research.
- Home Depot Foundation veteran housing grants research.
- Local foundations.

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## FIELD GUIDE SECTION

# GRANT READINESS

Grantors want documents, outcomes, budget, partners, and a clear program. Build these before chasing every opportunity.

- 501(c)(3) or fiscal sponsor.
- Board list.
- Budget.
- Program description.
- Outcome metrics.
- Letters of support.
- Insurance plan.
- Data/privacy policy.

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# OPERATIONS PLAN

Operations make the mission repeatable. Start with a simple weekly rhythm.

- Weekly board/admin block.
- Weekly outreach block.
- Weekly guide/product block.
- Monthly financial review.
- Monthly outcome report.
- Quarterly partner review.

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## FIELD GUIDE SECTION

# DIGITAL LIBRARY REVENUE

The library can fund the mission while teaching practical skills. Each guide becomes both a product and a program resource.

- K9 career guides.
- Voucher playbook.
- Nonprofit creation guide.
- Veteran vendor/food cart guides.
- Catering guides.
- Agriculture/housing business plans.
- Sponsor-funded free access for veterans.

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## FIELD GUIDE SECTION

# AGRIHOUSING VISION

The land vision should be phased carefully: agriculture first, training second, housing after zoning and funding.

- Start with chickens, goats, crops, high tunnels, and training.
- Use grants for conservation, equipment, and training where eligible.
- Pursue transitional housing only after zoning, septic, water, staffing, and funding are verified.

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## FIELD GUIDE SECTION

# BUDGET CATEGORIES

Even before exact numbers, a nonprofit needs budget categories.

- Formation and filing.
- Insurance.
- Website and software.
- Printing and outreach.
- Program supplies.
- Contractor/professional support.
- Emergency assistance fund if allowed.
- Grant writing.
- Housing/land due diligence.

## ACTION NOTES

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## FIELD GUIDE SECTION

# OUTCOME METRICS

Measure from day one. Donors and partners fund proof.

- Veterans contacted.
- Veterans referred to VA/housing services.
- Binders completed.
- Landlord packets created.
- Appointments supported.
- Veterans housed.
- Guides distributed.
- Training completions.

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## FIELD GUIDE SECTION

# 90-DAY LAUNCH PLAN

This plan turns the mission into momentum.

- Days 1-30: legal formation, board, EIN, bylaws, bank account.
- Days 31-60: website, voucher guide, resource directory, partner outreach.
- Days 61-90: IRS application prep, donor deck, first small grants, first workshop.

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## FIELD GUIDE SECTION

# ONE-YEAR PLAN

The first year should prove the model, not solve the entire national crisis at once.

- Publish five core guides.
- Build veteran support community.
- Complete nonprofit formation.
- Host monthly workshop.
- Track outcomes.
- Create land/housing concept sheet.
- Build partner letters.
- Prepare first major grant applications.

## ACTION NOTES

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## FIELD GUIDE SECTION

# BOARD BUILDER

Use this as a printable worksheet.

## Who is on the board

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## What skill they bring

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Conflict risk

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Action owner

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## FIELD GUIDE SECTION

# PROGRAM DESIGN SHEET

Use this as a printable worksheet.

## Program name

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Veteran problem solved

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Service offered

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Outcome metric

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## FIELD GUIDE SECTION

# GRANT READINESS SHEET

Use this as a printable worksheet.

## Eligibility

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Deadline

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Documents

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Partner letter

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## Budget

### WRITE IT DOWN

- Answer:
- Evidence:
- Next action:
- Deadline:

## FIELD GUIDE SECTION

# OFFICIAL SOURCE NOTES

Verify every major decision before acting.

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## IRS Form 1023

Official IRS resource for applying for 501(c)(3) recognition.

<https://www.irs.gov/forms-pubs/about-form-1023>

## VA Grant and Per Diem

VA program for transitional housing/supportive services grants for eligible organizations.

<https://department.va.gov/homeless/grant-per-diem/>

## HUD Continuum of Care

HUD homeless assistance ecosystem and local CoC planning resources.

<https://www.hudexchange.info/programs/coc/>

## USDA Community Facilities

Potential rural nonprofit facility financing path to research for future campus infrastructure.

<https://www.rd.usda.gov/programs-services/community-facilities/community-facilities-direct-loan-grant-program>