



Lived Experience and Living Experience: Assets for Creating and Maintaining Supportive Community Spaces

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Housing as a Human Right: An Asset-Based Approach to Housing Justice

October 3, 2023



History of Soldier On

- 1994** Soldier On began as *"The United Veterans of America"* to provide shelter for **60** homeless veterans at the VA Central Western MA medical center campus in **Leeds, MA**.
- 2001** Awarded our first **Department of Labor grant**; with new leadership, expanded in breadth and scope.
- 2004** Our **transitional housing** program expanded to **Pittsfield, MA**, with **60** beds, **10** apartments.
- 2005** Started serving **women veterans**; planned new women's housing in Leeds, MA.
- 2010** Opened first **Gordon H. Mansfield Veterans Community**, Pittsfield, MA, housing 39 veterans.
- 2011** Awarded first **SSVF grant** for Eastern NY; subsequent grants awarded in Central NY, MA, PA and NJ.
- 2015** Veterans & Families **Transportation** Center started in collaboration with the BRTA in Pittsfield, MA.
- 2016** Built **44** units of **permanent housing** on the VA campus in **Leeds, MA**; then **43** units in **Chicopee, MA**; and **51** units of housing in **Agawam, MA**.
- 2019** Started **"Homes for Veterans"** program and **"Soldier On Success"** credit education program, in partnership with Citi and Money Management International (MMI).
- 2020** Opened **Katie Doherty Veterans Village** in **Pittsfield, MA**, permanent housing for **14** women veterans; Began providing support services for residents of Veterans Housing at Brighton Marine in Boston, MA.
- 2021** Opened **Gordon H. Mansfield Veterans Community** in **Tinton Falls, NJ**, permanent housing for **70** men and women veterans.
- 2022**
- Began offering services to veterans at the **Residences at Brighton Marine** campus in **Brighton, MA**.
 - In partnership with CDS Housing, opened **Monarch Commons** in **Cicero, NY**, a permanent supportive housing project with **15** of the **50** units reserved for at-risk or homeless veterans.
- 2023** Breaking ground on **Gordon H. Mansfield Veterans Community** in **Tewksbury, MA**, **21** units of affordable permanent housing with support services for at-risk or homeless veterans.



How We Serve Veterans



Permanent Supportive Housing



Transitional and Emergency Housing



Homelessness Prevention



Temporary Financial Assistance



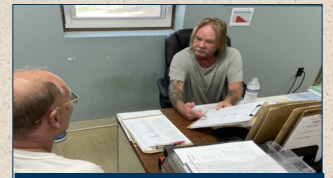
Mental Health and Addiction Services



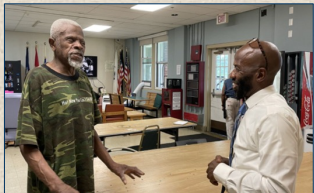
Medical and Dental Care Coordination



Homeownership



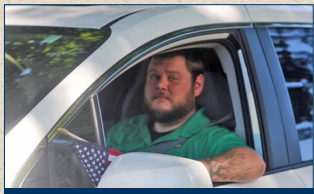
Peer Support



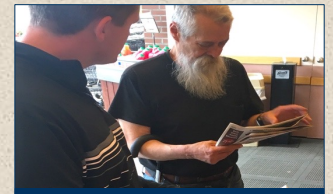
Case Management



Telehealth



Transportation



Life Skills Training



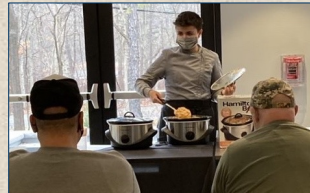
Financial Education and Credit Repair



Workforce Development/Placement



Legal and Legacy Services



Holistic Wellness Program



Incarcerated Veterans Programs



Veterans Treatment Court



GORDON H. MANSFIELD
VETERANS COMMUNITY

The first-of-its-kind in the nation, Soldier On's **Gordon H. Mansfield** and **Katie Doherty Veterans Communities** are a recognized model for successfully providing homeownership to veterans.

Our first **GHM Veterans Community** opened in 2010 in Pittsfield, MA

This safe, sustainable, permanent housing model provides formerly homeless veterans an opportunity to become homeowners in a community of peers, surrounded by the services they need, along with the ongoing support of Soldier On staff.

Soldier On's permanent housing model includes a comprehensive array of support services to ensure veteran residents maintain successful occupancy

- All residents moving into Soldier On permanent housing are required to complete our **Life Skills Program**.
- **On-site support** is provided for all residents by Soldier On staff on a daily basis, with individual **case management**.
- All units are **furnished** with a dining set, loveseat/recliner, side table, bed, mattress, dresser, nightstand, and housewares.
- **Transportation** is provided for group activity, shopping, medical, and dental appointments.
- **Technology** is integrated into each apartment unit for resident communication telehealth, and connectedness.
- **Daily meal** is provided as needed, with guided self-prep to promote independence and nutrition.
- **Legal assistance**, including healthcare proxy, power of attorney and will.
- **End-of-Life services**, including burial coordination.



Gordon H. Mansfield Veterans Community, Pittsfield, MA - **39** Units



Gordon H. Mansfield Veterans Community, Leeds, MA - **44** Units



Chapin School Veterans Community, Chicopee, MA - **43** Units



Gordon H. Mansfield Veterans Community, Agawam, MA - **51** Units



Katie Doherty Veterans Village, Pittsfield, MA - **14** Units



Gordon H. Mansfield Veterans Community, Tinton Falls, NJ - **70** Units



GHM Veterans Community, Tewksbury, MA
21 units – Summer 2024 completion.



Menands, NY
35 of 67 total units set aside for veterans.



Veteran Housing at Brighton Marine,
Brighton, MA – **25** Units



The Residences at Brighton Marine,
Brighton, MA – **102** Units



Monarch Commons, Cicero, NY,
15 of the 50 total units



Greens of Avenel, Woodbridge Township, NJ
10 of 101 total units set aside for veterans.



Truman Square, Edison, NJ
Weekly transportation services.



Whitney Neighborhood, Buffalo, NY,
21 of the 135 total units



Livingston School Apartments II, Albany, NY
25 of 80 total units set aside for veterans



Fort Devens Veteran Housing, Devens, MA
10 2/3-bedroom units



Gardner Lofts, Rochester, NY
25 of 88 total units set aside for veterans.



Chelsea Soldiers Home, Chelsea, MA
234 units of veteran housing.



Hamilton Square, Patterson, NJ
10 of 68 total units set aside for veterans.



Selkirk Reserve,
Bethlehem, NY
12 of the 80 total
units set aside for
veterans.



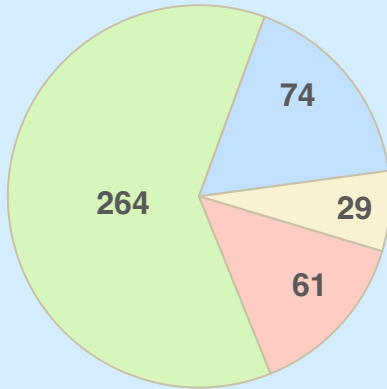
- WinnCompanies is a private, family-owned company and the largest manager of affordable housing in the United States.
- They develop, own, and manage properties in 23 states and the District of Columbia and employ a diverse team of nearly 3,700 people.
- **WinnCompanies in New Jersey:**
 - WinnDevelopment currently owns 510 units in NJ with an additional 671 units under construction totaling 1,181 units
 - WinnResidential currently manages 17 properties comprising of 2,122 units



Permanent Housing Success

All Permanent Housing 2011-present

# Moved in	476
Still in Residence	264
Successfully Moved On	74
Moved to Long Term Care	29
Deceased	61



*In 2022 our rate of occupancy was **97%** for all units owned and managed by Soldier On.*

- Most are still living competently in their original Soldier On residences today.
- Many have successfully moved on:
 - Transferred into other Soldier On housing
 - Purchased homes in the community
 - Relocated out of the area.

GHM - Tinton Falls NJ **70** units

2021-present

83 VETERANS SERVED

24 housed < 1 year

59 housed 1-3 years

Average stay: **1** year

Average age: **61**

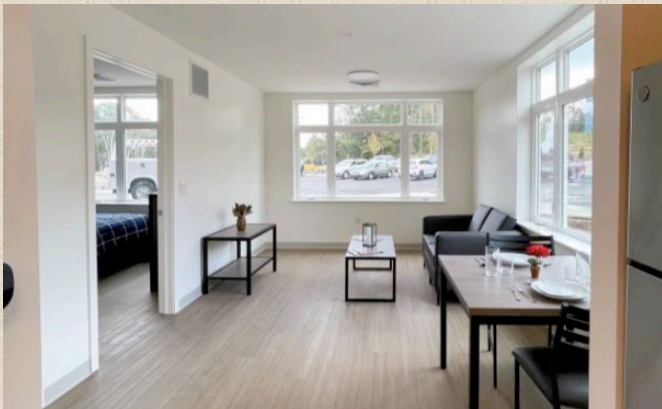
- Always designed with the Veteran in mind
- Public / Private Partnership
- Mixed-Income
- Sustainable Design



**GORDON H. MANSFIELD
VETERANS COMMUNITY**

★ TINTON FALLS, NJ ★

- 70 Units of supportive housing for veterans at a range of income levels
 - 18 units < 30% AMI
 - 24 units < 50% AMI
 - 10 units < 60% AMI
 - 18 units < 80% AMI
- Single-occupant units are fully-furnished with all utilities paid, including Wi-Fi, all electric MEP
- Supportive Services include case management and wellness support, workforce assistance, benefits assessment, application assistance, legal services, transportation, telehealth and daily meals





THE ENDURING CAMPAIGN



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Thank you to our speakers!

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Questions?

Thank you for attending the panel!

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