

## Housing with Dignity

Veterans and seniors housing should be a concrete, district-wide initiative that delivers fast, dignified, affordable homes, creates good union jobs, and reuses underutilized land and buildings. Sourcing public funding and private “free money” from foundations and philanthropy will finally lessen the burden on taxpayers.

### CORE GOALS

- Provide safe, stable, veteran- and senior-focused housing in every community in the district, with rents targeted to local incomes so people are not priced out.
- Create steady, local union jobs through modular and prefabricated construction, plus strong prevailing wage and safety standards on all publicly supported projects.
- Repurpose vacant land and underused industrial/commercial buildings to build housing faster, and cut costs.
- Aggressively seek “free money” in the form of grants and mission-driven capital from private and community foundations so local taxpayers are not footing the bill.

### VETERANS HOUSING: VILLAGE MODEL

- Develop small-scale “Veterans Villages” that fit local character and are designed with PTSD and mental health issues in mind: quieter clusters and shared green space can allow vets to have each others’ backs.
- Prioritize units for veterans, including those with disabilities or mobility needs, and connect them to on-site or closely linked supportive services, like mental health care, job assistance and veteran’s agents.
- Emphasize that honoring service means delivering results, not promises: fast, dignified, cost-effective homes that reflect what veterans actually need to thrive.



## **SENIOR HOUSING: COMMUNITY MODEL**

- Senior communities are places that allow elders to stay in the towns they know and love, close to family, friends, doctors, and faith communities.
- Design senior communities with accessibility, independence, and dignity at the center: universal design, elevators where needed, common rooms, and walkable locations near services and transit.
- Ensure affordability so seniors on fixed incomes are not priced out of the district they helped build, using income-based rents where applicable and layering in subsidies and grants.

## **MODULAR & PREFAB HUB, JOBS, AND SUSTAINABILITY**

- Establish a district-based modular/prefab hub by converting an unused industrial or commercial building into a factory that produces housing components for local veterans villages and senior communities.
- Use modular and prefabricated construction to shorten timelines, reduce costs, and standardize high-efficiency, green building envelopes that lower long-term energy bills for residents.
- Pair the factory with local workforce pipelines and strong labor standards so union workers and apprentices, including veterans entering the trades, gain steady, local employment.

## Funding: Public Programs + “Free Money”

- Start with a “grant-first, partnership-driven” approach that layers:
  - State and federal housing programs.
  - With sustainability in mind, commercial conversion and housing initiatives can help transform unused lots and buildings, and repurposed/retired shipping containers into homes.
- Add private foundation and philanthropic funding for:
  - Predevelopment (planning, design, environmental studies).
  - Supportive services (mental health, case management, aging-in-place supports).
  - Innovation (green building, modular pilots, local manufacturing).
- You can find free money for absolutely anything when it comes to real public good, and when you commit to relentlessly pursuing foundation grants, impact capital, and community philanthropy to stretch every public dollar.

## USING LOCAL ASSETS TO DELIVER RESULTS

- Inventory and prioritize:
  - Vacant or underused municipal parcels and publicly controlled land suitable for veterans villages and senior communities.
  - Underused industrial/commercial buildings that can be converted into modular/prefab facilities and, in some cases, into housing.
- Set up a standing working group bringing together veterans service officers, senior advocates, disability advocates, housing authorities, unions, and local planners to guide project selection and design.
- Launch pilots that demonstrate the model: a veterans village built with modular components and a senior community delivered through conversion or modular construction, both backed by public programs and private foundation support.

**People who serve – in uniform or on the job – deserve more than promises, and this plan uses every available tool, including “free money” from philanthropy, to deliver stable housing, local union jobs, and sustainable, community-rooted homes for veterans and seniors.**