



**PENNROSE**  
Bricks & Mortar | Heart & Soul

The Commonwealth has selected Pennrose, LLC to redevelop the Domiciliary Campus of the historic Veterans Home in Chelsea, formerly known as the "Soldiers' Home in Chelsea". The new development will include 220+ units of mixed-income affordable housing with 100% veterans' preference and supportive services.

### Background

In continuous operation since the 1880's, the Domiciliary Campus of the Veterans Home consists of nine buildings of single room occupancy units with shared services.

The Domiciliary Campus Redevelopment project contemplates leasing approximately 8.7 acres of the campus to create independent, veterans' preference housing and supportive services. The phased redevelopment project will update the campus through a combination of rehabilitation and new construction to better meet the needs of Veterans and their families.



*Street view of the Domiciliary Campus from Crest Ave.*

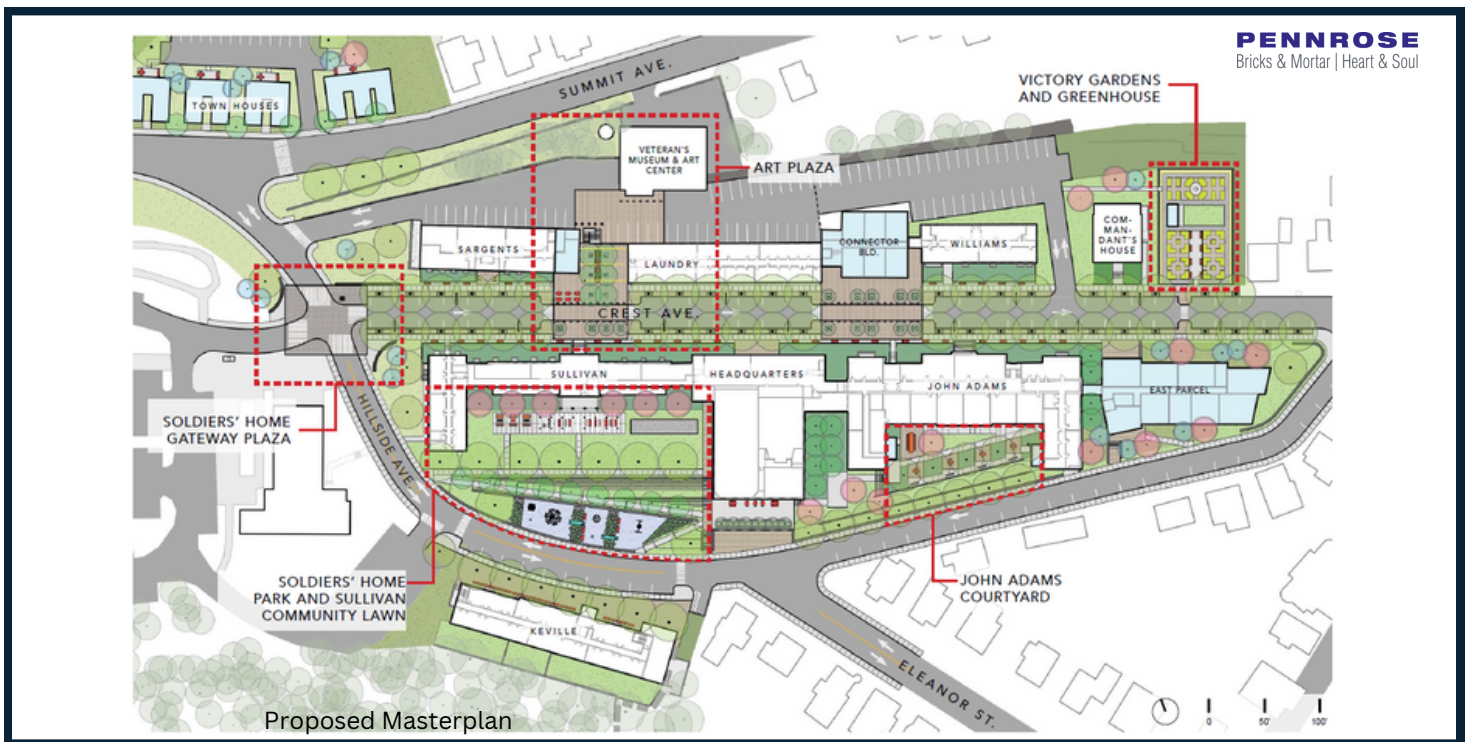


*Aerial View of the Domicillary Campus*

### Commonwealth Goals

- Provide updated, affordably priced rental housing options for Veterans and their families
- Provide supportive services that are tailored to Veterans and their families
- Reduce Veteran homelessness and reduce reliance on shelters
- Support the Home as a unique civic entity in service of Veterans and their families

For more information, please contact [shcdomiciliary.dcammm@mass.gov](mailto:shcdomiciliary.dcammm@mass.gov)



## Frequently Asked Questions

**When will this project be completed?** Pennrose, the developer, is in the early stages of a multi-year process to design and permit the redevelopment by working with federal, state, and local partners. The construction activities are not expected to begin before the second half of 2024.

**What will happen to the current residents?** The phased project will ensure all residents are housed on site and given priority to occupy the new units. Pennrose will provide supportive services to the new residents.

**How will residents be housed during construction?** A relocation expert will work with each resident to minimize disruption, discuss all project benefits for impacted residents, and review and identify individual needs for both the move and long-term housing. No residents will be required to temporarily or permanently move before 2024.

**How will rent levels be determined in the new redeveloped campus?** To accommodate existing residents and future Veteran residents, 100% of the units will be affordable with a variety of income tiers (30% AMI, 50% AMI, 60% AMI, 80% AMI, and 120% AMI). Rents in each income tier are set by HUD. Additional rental subsidy from federal and state programs will be requested to reduce impacts on residents as much as possible.

**How will this project impact the staff that works on the Domiciliary Campus?** A phased redevelopment means that the Commonwealth will be operating portions of the Domiciliary Campus for 5 - 10 years. The Executive Office of Veteran Services will work with all applicable unions and staff to identify transitions for all positions.