



WinnCompanies

Veteran Housing Tinton Falls, New Jersey



## THE GORDON H. MANSFIELD VETERANS VILLAGE AT TINTON FALLS

**WinnDevelopment** and **Soldier On, Inc.**, have begun construction on a \$23 million, 70-unit apartment community situated on a wooded 12-acre site that was donated by The Borough of Tinton Falls, New Jersey.

The new **Gordon H. Mansfield Veterans Village** in Tinton Falls will provide permanent housing for veterans of the U.S. Armed Forces, including veterans transitioning from homelessness. Occupancy is expected to begin October 2021.

70 one-bedroom apartments will be available to a range of income levels: 18 units designated for individuals earning up to 30 % of Area Median Income (AMI); 24 units at 50% of AMI; 10 units at 60% of AMI, and 18 units at 80% AMI.

The New Jersey Department of Community Affairs (DCA) has awarded 18 Housing Choice Project-Based Vouchers to the project to assist homeless veterans.

### Resident Support Services

Soldier On, a private nonprofit organization committed to ending veteran homelessness, will provide an array of personalized services to the veteran residents of the new Gordon H. Mansfield Veterans Village.

Resident services will include case management; support for chronic addictions and mental health needs; coordination of medical and dental services; a specialized holistic wellness program; legal services; benefits assessment and application help; workforce assistance; daily meals; transportation; and many ancillary programs.

Veteran residents will also have in-person and virtual access to individual counseling and all group programming available at Soldier On including interactive telehealth services.

### The Gordon H. Mansfield Housing Model

These critically needed affordable housing units are named for the late Gordon H. Mansfield, a highly decorated Vietnam War veteran who served as Deputy Secretary of Veterans Affairs, as well as Assistant Secretary for Fair Housing and Equality Opportunity at the Department of Housing & Urban Development.

The Gordon H. Mansfield Veterans Village at Tinton Falls offers safe, affordable housing in a walkable community atmosphere that promotes social interaction. The development will feature a high-efficiency building, with many common spaces and outdoor gathering areas.

Conveniently located within walking distance of outlet stores, Walmart, Twin Brook Golf Center and several restaurants, there is close access to public transportation provided by New Jersey Transit, which offers both train and bus services.

*With more than 400,000 veterans in New Jersey, thousands of whom are disabled, homeless, or in need of support to improve their quality of life, communities that combine high quality apartments with on-site expert services will deliver much deserved assistance.*

## Development Team

WinnResidential will manage the property in collaboration with Soldier On.

**WinnResidential** is the property management arm of WinnCompanies, currently manages 16 properties with a total of 2,297 apartment units throughout New Jersey. Its sister company, WinnResidential Military Housing Services, manages 41,000 homes for U.S. Armed Forces members and their families at military installations in 12 states. This project represents WinnDevelopment's first new construction effort in New Jersey, adding to its growing portfolio of multifamily housing developments in the state.

**Soldier On, Inc.**, a private not-for-profit organization, has been serving homeless veterans since 1994 through transitional and permanent supportive housing, and outreach services. Addressing the needs of New Jersey's at-risk veterans through VA-sponsored programming, Soldier On offers a wide range of services, such as providing access to quality housing via rental and security deposit assistance, negotiating with landlords, benefits help, employment assistance, transportation, and more.

The Tinton Falls project will be Soldier On's seventh housing facility for veterans and its first ever supportive housing development in New Jersey, where it already manages several programs for veterans. Soldier On works with veteran communities in Massachusetts, New York and Pennsylvania, in addition to New Jersey.

**V.J. Scozzari & Sons, Inc.**, of Pennington, NJ, will serve as the general contractor for the project; **PS&S Architecture & Engineering**, of Cherry Hill, NJ, will serve as the architect and civil engineer; **Gibbons P.C.** will serve as local counsel.



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## Project Details: Essex Road, Tinton Falls, NJ

Designed to be respectful of existing surroundings, the landscape and adjacent areas, this property offers the perfect setting for a first-class facility to provide the high-quality services our veterans need and deserve and with convenient access to nearby resources.

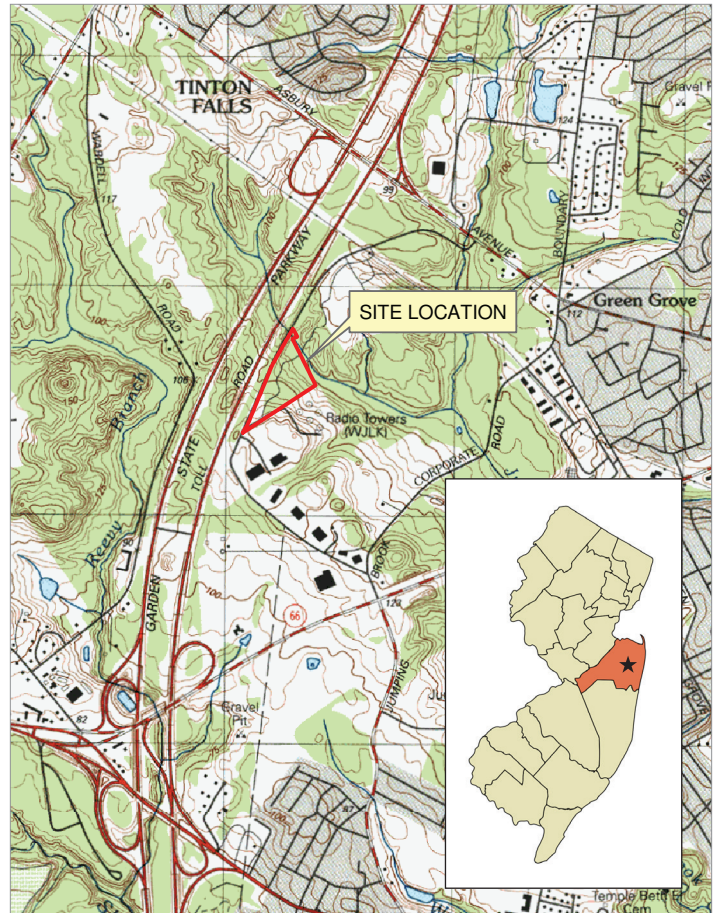
**ABOUT THE UNITS:** Single-bedroom apartment units will range from 525 to 550 sq. ft., and each one-bedroom unit includes a kitchen, dining space, living room, bedroom and bathroom, all supplied with basic furnishings. Units are expected to rent for approximately \$1,210 mo.

**COMMON AREAS:** In addition to the 70 apartments, the development will include a community room, offices, mail area, common laundry, and a beautifully landscaped exterior courtyard with benches and grills.

**RESIDENTS:** While most units will house veterans from Monmouth County, not all the residents will be local. Some units may be offered to veterans in other areas served by Soldier On in the New England area.

**UTILITIES:** The project will be served by public utilities, including municipal water and sewer provided by the Village of Tinton Falls, commercial utilities including natural gas and electric provided by National Grid. Each unit is equipped with Wi-Fi and technology/telehealth services enabled. Internet service is included in the rent, along with all utilities; tenants will be responsible for telephone and cable services only.

**TENANT & GUEST PARKING:** The building will have a paved parking lot with ample parking spaces for tenants and guests, with several handicapped accessible spaces located at the immediate main entrance.



For more information email Soldier On: [info@wesoldieron.org](mailto:info@wesoldieron.org)