

Gordon H. Mansfield Veterans and Senior Village

West Deptford, NJ

Overview

Through a joint venture partnership, WinnDevelopment and Soldier On, Inc. will develop an 84-unit apartment community in West Deptford, NJ, that will provide affordable housing for veterans of the U.S. Armed Forces who are 55 or older. Expected to break ground in the summer of 2025, the \$29 million project will be ready for occupancy in the fall of 2026.

The development will offer a mix of one- and two-bedroom units and will provide 21 units at or below 30 percent of the area median income (AMI), 21 units at or below 50 percent AMI and 42 units at or below 60 percent AMI. All units will be designed to be universally adaptable to support aging in place and independent living. Residents will have access to a robust community room, on-site laundry facilities and other amenities.

Soldier On will deliver complete, professional supportive services for residents, including case management, wellness programs, life skills training, transportation and legal assistance. A nationally recognized non-profit organization, Soldier On organized in 1994 to provide a continuum of programs to ensure that homeless veterans and their families have access to immediate and long-term housing with an array of support services delivered to them where they live.

The project will be Passive House certified. It will also be the first time WinnDevelopment and Soldier On have installed geothermal heating and cooling systems in a joint development.

The project is the third time that WinnDevelopment has teamed up with Soldier On in New Jersey and their fifth partnership nationally. Their first effort in New Jersey – the 70-unit Gordon H. Mansfield Veterans Village in Tinton Falls, NJ – has won multiple awards since opening in 2021.



Funding Sources

- A HUD Community Project Fund Grant secured by U.S. Sen. Cory Booker of New Jersey
- Construction and permanent financing, a Low-Income Housing Tax Credit allocation and subsidy from the New Jersey Housing and Mortgage Finance Agency (NJHMFA)
- State tax credits awarded by the New Jersey Economic Development Authority Aspire Program
- Construction financing and federal LIHTC and ITCs from Bank of America
- Capital and bridge financing from Liberty Mutual Insurance
- Project Based Vouchers from the Housing Authority of Gloucester County
- Affordable Housing Trust Funds from the Township of West Deptford
- Funding from the Home Depot Foundation
- HOME funds from Gloucester County, NJ.

Development Team

- Co-Developers: WinnDevelopment and Soldier On
- General Contractor: Del-Sano Contracting Corp., West Long Branch, NJ
- Architect and Civil Engineer: PS&S Architecture and Engineering, Warren, NJ

