



ANVIL FORGE DEVELOPMENT, LLC

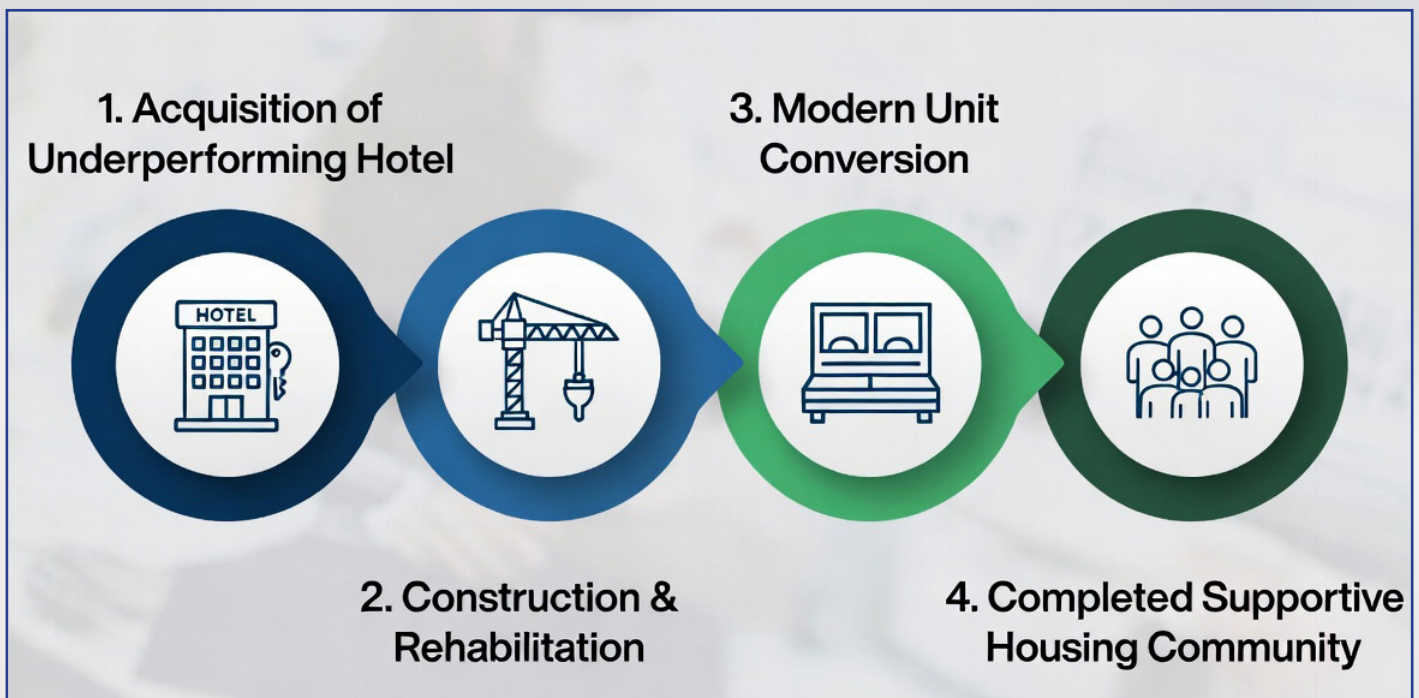
CAPABILITIES STATEMENT

Company Overview

Anvil Forge Development LLC is a New Jersey-based design-build firm headquartered in East Orange. We specialize in the rapid adaptive reuse of underperforming hotels near VA Medical Centers into high-quality permanent supportive housing (PSH) for veterans and their families.

Core Competencies

- Design-build delivery and modular construction for complex adaptive-reuse projects.
- Full code compliance: ADA accessibility, energy efficiency, life-safety systems (NFPA 13R), and NJ UCC/ HUD/VA standards.
- Accelerated 12 to 18-month delivery at \$200,000–\$250,000 per unit — five times faster and approximately 50% lower cost than new construction.
- Expert navigation of permitting, DCA approvals, LIHTC, HUD-VASH, SSVF, and VA processes.
- Expert hotel-to-PSH conversions (studios, 1-, and 2-bedroom units for singles, couples, and families).



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Integrated Partnership Model

We operate as a tightly bonded unit with our affiliated 501(c)(3) nonprofit, Anvil Forge Impact Incorporated. While we provide expert design-build rehabilitation and property development, our nonprofit partner ensures seamless handoffs to comprehensive on-site supportive services, creating stable homes with lifelong support.

Proven Approach & Impact

Our military-style risk management, comprehensive pre-acquisition due diligence, and phased construction ensure reliable delivery. Every project aligns with county and municipal master plans, revitalizes underutilized assets, creates 50–100 short-term construction jobs plus 20–30 ongoing operational and service positions, and delivers strong public ROI through reduced emergency shelter, healthcare, and justice-system costs.

Value

Rapid deployment of 120–150+ PSH units per phase, scalable to 500+ units statewide.

- Direct advancement of Governor Sherrill's Bringing Veterans Home initiative.
- High resident retention through evidence-based Permanent Supportive Housing models.
- Measurable community revitalization and economic impact when paired with Anvil Forge Impact, Inc.

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