



The Housing Authority of Gloucester County
Tenant Processing Center
100 Pop Moylan Boulevard
Deptford, NJ 08096
Phone:(856) 853-1190 Fax:(856) 251-6671

HOUSING PROGRAMS ADMINISTERED/MANAGED BY HAGC

1. Section 8 Housing Choice Voucher Program - Tenant Based Assistance

WAITING LIST CURRENTLY CLOSED

The Authority administers tenant based rental assistance in the Section 8 Housing Choice Voucher Program. The tenant generally pays 30% of their adjusted income towards rent and utilities and the Authority pays the rental assistance directly to third party landlords on behalf of the assisted tenants. The assisted dwelling units are subject to inspections in accordance with Housing Quality Standards promulgated by the U.S. Department of HUD.

Mainstream Preference

In order to obtain a mainstream preference for the Housing Choice Voucher Program, eligible applications must be a non-elderly person with a disability who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless or at risk of becoming homeless.

A non-elderly person with disabilities is a person 18 years of age or older and less than 62 years of age, and who:

- (i) Has a disability, as defined in 42 U.S.C. 423;
- (ii) Is determined, pursuant to HUD Regulations, to have a physical or mental, or emotional impairment that:
 - a. Is expected to be of long continued and definite duration;
 - b. Substantially impeded his or her ability to live independently, and
 - c. Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
- (iii) Has a developmental disability as defined in 42 U.S.C. 6001

The eligible household member does not need to be the head of household. The Authority requires applicants to submit a certification of eligibility to be entitled to this preference.

Section 8 Veterans Only

WAITING LIST OPENED FOR VETERANS ONLY

The Authority administers Housing Choice Vouchers for veterans that possess a valid DD214 and a discharge other than “dishonorable.”

2. Section 8 Moderate Housing Rehabilitation Program - Unit Based Assistance

WAITING LIST CURRENTLY CLOSED

The Authority maintains contracts with landlords totaling 15 units in the Moderate Rehabilitation Program. The tenant generally pays 30% of adjusted income towards rent and utilities and the Authority pays the balance of contract rent directly to the property owner. The Housing Subsidy under the Section 8 Mod Rehab program remains with the unit. If the family moves, they lose their housing subsidy.

3. Section 8 Project-Based Voucher Program-Unit Based Assistance

The Authority administers 19 Project-Based Vouchers for veterans at Camp Salute located in Clayton, New Jersey. Tenancy eligibility is based on criteria determined by Camp Salute Management. Eligible veterans will receive on-site services provided by the People for People Foundation.

4. HUD-Veterans Affairs Supportive Housing (VASH)- Tenant Based Assistance

The Authority administers 24 HUD-VASH vouchers for homeless veterans referred from the Corporal Michael J. Crescenz VA Medical Center in Philadelphia, PA.

5. HOME Funds Program-Tenant Based Assistance

The Authority administers the HOME Funds program which is a tenant based rental assistance program funded by the Department of Public Works, Planning Division/HOME Investment Partnership Program (HOME). Applicants are referred by the Gloucester County Division of Social Services.

6. Public Housing – Unit Based Assistance (Family/Elderly)

WAITING LIST CURRENTLY CLOSED

The Authority owns and operates 62 scattered-site single-family houses, located in Deptford Township, West Deptford Township, Monroe Township and Washington Township for certified eligible very low-income families. These dwellings consist of 2-, 3- and 4-bedroom homes. Applicants may express a desire to live in a specific community. Families pay 30% of their adjusted income, minus an allowance for tenant supplied utilities.

7. Public Housing - Unit Based Assistance (Preference for Elderly or Near Elderly Disabled)

The Housing Authority owns and operates two (2) one-bedroom apartment buildings with an occupancy preference for the Elderly (age 62 or older) or the Near-Elderly Disabled (age 50 or older and disabled). Tenants generally pay 30% of their adjusted monthly income toward rent and utilities. The apartment buildings are as follows:

Carino Park Apartments - 100 Chestnut Street, Williamstown, NJ
100 one-bedroom units; including 15 units with modifications for physical disabilities.

Deptford Park Apartments - 120 Pop Moylan Boulevard, Deptford, NJ
100 one-bedroom units; including 10 units with modifications for physical disabilities.

8. Authority Owned/Operated Affordable Housing Programs

Nancy J. Elkins Seniors Housing Program (Elderly) -100 Pop Moylan Boulevard, Deptford, NJ
80 one-bedroom units, including 5 units modified for physical disabilities, are located in this Low-Income Housing Tax Credit property. Admissions are limited to households whose head or spouse is 55 years of age or older. Affordable flat rents for elderly households cannot exceed 60% of area median income, as determined by HUD for Gloucester County. Applicants who do not possess a Housing Choice Voucher must have a minimum income of \$26,010.

Shepherd's Farm Senior Housing (Elderly) 981 Grove Road, West Deptford, NJ

75 one-bedroom units, including 4 units modified for physical disabilities are located in this Section 202 PRAC building. Admissions are limited to household whose head or spouse is 62 years of age or older. Tenants pay 30% of their adjusted income for rent, minus a utility allowance.

Colonial Park Apartments – Section 8 New Construction - Unit Based Assistance (Elderly Only)

401 South Evergreen Avenue, Woodbury, NJ is a Section 8 “New Construction” and Low-Income Housing Tax Credit Program for elderly families, where the Head of Household or spouse are 62 years of age or older, whose incomes do not exceed 60% of the area median income. The building contains 200, one-bedroom apartments, of which 20 are modified for physically disabled person(s). Tenants pay 30% of their adjusted monthly income towards rent and utilities.

9. Family Self Sufficiency Program

The Authority operates a **Family Self Sufficiency (FSS)** Program to assist Public Housing Residents and Housing Choice Voucher Participants by increasing their earned income and reducing dependency on the rental subsidy. Families work closely with the FSS coordinator in developing the family's individual training and service plan with specific short-term and long-term goals. The FSS Coordinator meets individually with each family to review progress under such plan and connect the families with resources to move towards successful goal completion. Families are offered credit and budget counseling, career and educational counseling and community-based services specially tailored to their unique goals.

10. Homeownership Program

Participants of the Public Housing Program and the Housing Choice Voucher Program may be eligible to participate in the Authority's homeownership program. These participants undergo extensive mentoring and monitoring to ensure participants are prepared for homeownership through credit counseling and budget management courses.

11. ROSS Program

The Authority operates a **Resident Opportunities and Self-Sufficiency (ROSS)** Program which provides supportive services to Public Housing participants to remain living independently and age in place rather than require institutionalized placement. The ROSS Program also provides financial literacy training, food and nutrition services, referral of health care services, mental health services and wellness programs. The ROSS Program also has the objective of promoting job training and mentoring programs for disabled and elderly persons through employment and career counseling and economic self-sufficiency training.

12. Congregate Services Program for Senior Residents

The Authority operates a Congregate Services Program for the elderly, funded through the New Jersey Department of Community Affairs, the Authority, and the tenant receiving services. Congregate provides daily meals, housekeeping, laundry, and shopping services for eligible residents.

MANAGEMENT EXPERIENCE

The Housing Authority of the Borough of Glassboro
181 Delsea Manor Drive, Glassboro, NJ 08028

The Housing Authority of Gloucester County serves as the managing agent for the Housing Authority of the Borough of Glassboro (GHA). GHA contains the following programs:

1. Section 8 Housing Choice Vouchers

WAITING LIST CURRENTLY CLOSED

2. Project Based Voucher Converted through Rental Assistance Demonstration (RAD)

WAITING LIST CURRENTLY OPEN

The Glassboro Housing Authority currently owns and operates three (3) developments designed for elderly or disabled persons. The developments contain efficiency, one, and two-bedroom apartments. Tenants pay 30% of their adjusted monthly income towards rent and utilities.

ELIGIBILITY FOR LOCAL PREFERENCE

A local preference will be given to Housing Choice Voucher and Public Housing applicants whose head, co-head, or spouse are residents or are working in, or hired to work in the operating jurisdiction of the Authority. An applicant who is a resident of or works in the operating jurisdiction of the Authority on the day their application is received by the Authority will be eligible for the local preference. If the applicant does not live or work in the operating jurisdiction of the Authority at the time of eligibility determination, they retain the local preference effective the date the application was received by the Authority. An applicant who is homeless will receive a local preference if they can document to the satisfaction of the Authority that they lived or worked in the operating jurisdiction immediately prior to becoming homeless. Applicants who have been notified that they are hired to work in a residency preference area are treated as residents of the residency preference area. An applicant, who lives and works outside the operating jurisdiction of the Authority on the day their application is received, will be entitled to the local preference if they notify the Authority in writing that they moved into or began working in the operating jurisdiction of the Authority. The applicant must, at the time of eligibility determination, live or work within the operating jurisdiction of the Authority.

PARTICIPATING COMMUNITIES

Participating Communities of the Authority include: Clayton, Glassboro, Deptford Township, East Greenwich, Elk Township, Greenwich Township, Harrison Township, Logan Township, Mantua Township, Monroe Township, National Park, Paulsboro, Swedesboro, Washington Township, West Deptford Township, Westville, Woodbury, Woodbury Heights, Woolwich Township and Franklin Township.

Visit our website at www.hagc.org for more information.

