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

ELIGIBILITY FOR LOCAL PREFERENCE

A local preference will be given to applicants whose head, co-head, or spouse are residents or are working in, or hired to work in HAGC's operating jurisdiction. An applicant who is a resident of, or works in, HAGC's operating jurisdiction on the day their application is received by HAGC will be eligible for the local preference. If the applicant does not live or work in HAGC's operating jurisdiction at the time of eligibility determination, the applicant retains the local preference effective the date the application was received by HAGC. At the time of eligibility determination HAGC must verify that the applicant was a resident of, or worked in, HAGC's operating jurisdiction at the time their application was received. An applicant who is homeless will receive a local preference if they can document to the satisfaction of HAGC that the applicant lived or worked in HAGC's operating jurisdiction immediately prior to becoming homeless.

Applicants who have been notified that they are hired to work in a preference area are treated as residents of the residency preference area. An applicant, who lives and works outside HAGC's operating jurisdiction on the day their application is received, will be entitled to the local preference if the applicant notifies HAGC in writing that the applicant moved into or began working in HAGC's operating jurisdiction. The applicant must, at the time of eligibility determination, live or work within HAGC's operating jurisdiction.

OPERATING JURISDICTION

Clayton (Boro.), Deptford (Twp.), East Greenwich (Twp.), Elk (Twp.), Franklin (Twp.),Glassboro (Boro.), Greenwich (Twp.), Harrison (Twp.), Logan (Twp.), Mantua (Twp.), Monroe (Twp.), National Park (Boro.), Paulsboro (Boro.), Swedesboro (Boro.), Washington (Twp.), West Deptford (Twp.), Westville (Boro.), Woodbury (City), Woodbury Heights (Boro.), and Woolwich (Twp.).

HOUSING PROGRAMS ADMINISTERED/MANAGED BY HAGC

1. Section 8 Housing Choice Voucher Program – General Application

WAITING LIST CURRENTLY CLOSED

HAGC 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 HAGC 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 (HQS) and/or NSPIRE (National Standards for the Physical Inspection of Real Estate) as determined by HUD.

2. Section 8 Housing Choice Voucher Program - Mainstream Preference

WAITING LIST CURRENTLY CLOSED

In order to obtain a mainstream preference for the Housing Choice Voucher Program, eligible applicants 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. HAGC requires applicants to email a Mainstream Preference Certification Form within 10 days of application to mainstreampreference@gloucestercountyhousinghousingnj.gov to be entitled to this preference. Form available at www.hagc.org.

3. Section 8 Housing Choice Voucher Program - Veterans and Surviving Spouse Preference

WAITING LIST CURRENTLY OPEN

A Veterans preference will be given to a Veteran, a Veteran's surviving spouse or a family member of a Veteran, who is both the primary residential caregiver and is residing with the Veteran. Veterans must have a discharge other than dishonorable. Applications must email a copy of DD214, NGB-22 or any other government issued record evidencing the type of discharge from service is other than dishonorable within 10 days of application to veteranpreference@gloucestercountyhousingnj.gov. Death and Marriage Certificates will be required from those applying as surviving spouse.

4. Section 8 Housing Choice Voucher Program – Lease in Place Preference

WAITING LIST CURRENTLY CLOSED

Must be a household renting in a non-relative owned, Housing Quality Standard (HQS) / National Standards for the Physical Inspection of Real Estate (NSPIRE) compliant unit, located in an Operating Jurisdiction who will lease in place into the Program. Participants must remain in the unit for a minimum of one year and must email a properly completed and signed Lease In Place Certification Form within 10 days of application to lippreference@gloucestercountyhousingnj.gov. Form available at www.gloucestercountyhousingnj.gov.

5. Section 8 Housing Choice Voucher Program – Homeless Preference

WAITING LIST CURRENTLY CLOSED

A Homeless Preference will be given to applicants who satisfy the definition of Homeless Individual or family, as defined by HUD:

- Individuals who lack resources and support networks to obtain permanent housing.
- People living in a place not meant for human habitation, in emergency shelter, in transitional housing, or exiting an institution where they temporarily resided.
- Those at imminent risk of homelessness.
- Individuals fleeing or attempting to flee domestic violence.

Applicants wishing to be considered under this preference must request the Gloucester County Department of Social Services (GCDSS) to email a properly completed and signed Homeless Preference Certification Form to homelesspreference@gloucestercountyhousingnj.gov within 10 days of application submission.

6. Section 8 Housing Choice Voucher Program – Special Needs Preference

WAITING LIST CURRENTLY CLOSED

Must be a current participant, or a former graduate, of the Rowan College of South Jersey (RCSJ) Adult Center for Transition (ACT) or Schools for Neurodiversity at Gloucester County Special Services School District. Must email a properly completed and signed Special Needs Preference Certification

Form within 10 days of application to specialneedspreference@gloucestercountyhousingnj.gov.

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

WAITING LIST CURRENTLY CLOSED

HAGC maintains contracts with landlords totaling 7 units in the Moderate Rehabilitation Program. The tenant generally pays 30% of their adjusted monthly income towards rent and utilities and HAGC 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, the family loses their housing subsidy.

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

WAITING LIST CURRENTLY OPEN

HAGC 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
99 one-bedroom units; including 15 units with modifications for physical disabilities.

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

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

WAITING LIST CURRENTLY CLOSED

HAGC 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 monthly income, minus an allowance for tenant supplied utilities toward rent.

10. Camp Salute -Section 8 Project-Based Voucher Program - Unit Based Assistance

WAITING LIST CURRENTLY OPEN

HAGC 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.

11. Residence at South College Drive - Section 8 Project-Based Voucher Program - Unit Based Assistance

WAITING LIST CURRENTLY OPEN

HAGC administers 24 Project-Based Vouchers for special needs individuals at the campus of Rowan College of South Jersey located in Sewell. Tenants generally pay 30% of their adjusted monthly income toward rent and utilities. Applicants must be able to reside independently, be over the age of 18 years, and have a disability that is eligible for special education services under IDEA in accordance with Sections 300.304 through 300.11. Applications will only be accepted online at www.gloucestercountyhousingnj.gov. A referral from The Adult Center for Transition (The ACT) is required and must be provided to RCSJActreferral@gloucestercountyhousingnj.gov within 10 days of an online application submission for the online application to be deemed complete. Please contact RSCD@rcsj.edu for more information.

12. Mews at St. Mary's – Section 8 Project-Based Voucher Program – Unit Based Assistance

WAITING LIST CURRENTLY CLOSED

HAGC will administer 5 Project-Based Vouchers for seniors who are Homeless in Williamstown, NJ. Tenants generally pay 30% of their adjusted monthly income toward rent and utilities. Tenancy eligibility is based on criteria determined by MASM Senior Housing LP. Applications will only be accepted online at www.gloucestercountyhousingnj.gov. A referral from Alisa Erdman, Director of Social Services at Diocese of Camden at alisa.erdman@camdendiocese.org is required and must be provided to MASMhomelessreferral@gloucestercountyhousingnj.gov within 10 days of an online application submission for the online application to be deemed complete.

13. Gordon H. Mansfield Veterans and Seniors Village at West Deptford –Section 8 Project-Based Voucher Program – Unit Based Assistance

WAITING LIST OPEN FROM

OCTOBER 1, 2026, AT 12:01 A.M. THROUGH OCTOBER 3, 2026 AT 11:59 P.M.

HAGC will administer 21 Project-Based Vouchers for eligible Veterans in West Deptford, NJ. Tenants generally pay 30% of their adjusted monthly income toward rent and utilities. Tenancy eligibility is based on criteria determined by Soldier On. Applications will only be accepted online at www.gloucestercountyhousingnj.gov. A referral from Soldier On at info@wesoldieron.org is required and must be provided to soldieronreferral@gloucestercountyhousingnj.gov within 10 days of an online application submission for the online application to be deemed complete. Applicant may contact Soldier On at 866-406-8449.

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

WAITING LIST CURRENTLY OPEN

HAGC administers 24 HUD-VASH vouchers for homeless veterans referred from the Corporal Michael J. Crescenz VA Medical Center in Philadelphia, PA. Applicants may contact VAMC at 215-823-5800.

15. HOME Funds Program - Tenant Based Assistance

WAITING LIST CURRENTLY CLOSED

HAGC 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. Applicants may contact GCDSS at 856-582-9200.

16. Authority Owned/Operated Affordable Housing Programs

WAITING LIST CURRENTLY OPEN

Nancy J. Elkis 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 or other form of rental assistance must have a minimum income of $27,000. **Local Preference is expanded to all municipalities in Gloucester, Camden, and Burlington County.**

Shepherd's Farm Senior Housing (must be age 62 or older) 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 households whose head or spouse is 62 years of age or older. Tenants pay 30% of their adjusted monthly income for rent, minus a utility allowance. **Local Preference is expanded to all municipalities in Gloucester County.**

Colonial Park Apartments – Section 8 New Construction - Unit Based Assistance (must be age 62 or older) 401 South Evergreen Avenue, Woodbury, NJ
200 one-bedroom units, including 20 units modified for physical disabilities are located in this Section 8 "New Construction" and Low-Income Housing Tax Credit Program building for elderly families. Admissions are limited to households where the Head of Household or spouse are 62 years of age or older, and whose incomes do not exceed 60% of the area median income. Tenants pay 30% of their adjusted monthly income toward rent and utilities.

PROGRAMS OFFERED TO CURRENT QUALIFIED PARTICIPANTS

1. Family Self Sufficiency Program

HAGC operates a **Family Self Sufficiency** (FSS) Program to assist Public Housing 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 a plan and connect the families with resources to achieve successful goal completion. Families are offered credit and budget counseling, career and educational counseling and community-based services specially tailored to their unique goals.

2. Homeownership Program

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

3. ROSS Program

HAGC 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.

4. Congregate Services Program for Senior Residents

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

MANAGEMENT EXPERIENCE

THE HOUSING AUTHORITY OF THE BOROUGH OF GLASSBORO

181 Delsea Manor Drive, Glassboro, NJ 08028

HAGC serves as the managing agent for the Housing Authority of the Borough of Glassboro (GHA). A local preference will be given to Housing Choice Voucher applicants whose head, co-head, or spouse are residents of, or are working in, or hired to work in Glassboro, NJ

1. Section 8 Housing Choice Vouchers

WAITING LIST CURRENTLY CLOSED

GHA 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 GHA 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 (HQS) and/or NSPIRE (National Standards for the Physical Inspection of Real Estate) as determined by HUD.

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

WAITING LIST CURRENTLY OPEN FOR ELDERLY AND OVER 50 DISABLED

GHA currently owns and operates 104 units, distributed between 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.

3. Village at Harmony Garden

WAITING LIST CURRENTLY OPEN FOR INDIVIDUALS WITH SPECIAL NEEDS ONLY

65 one-story cottage units containing 57 one-bedroom and 8 two-bedroom units. 100% of the units are affordable to residents at or below 60% of Area Median Income of Gloucester County. 52 of the units are age- restricted for seniors ages 55 and up. Additionally, 13 units are set aside for non-age restricted individuals with developmental disabilities, and 4 are set aside for individuals over 55 with developmental disabilities. 100% of the units will have their rent supported by GHA's RAD PBVs and regular PBVs.