

MANAGING AGENT  
HOUSING AUTHORITY  
OF GLOUCESTER  
COUNTY,  
100 POP MOYLAN  
DEPTFORD, NJ 08096  
PHONE: 856-845-4959  
FAX: 856-384-9044

## MISSION

To Provide Safe, Well-Maintained, Affordable Housing  
in a Respectful and Professional Manner to promote Independence  
and Quality of life for Seniors.

## SHEPHERD'S FARM SENIOR HOUSING

Shepherd's Farm Senior Housing of West Deptford, Inc. is a 75 unit, one bedroom apartment building, Shepherd's Farm Senior Housing, which is located at 981 Grove Road, West Deptford NJ. The apartments are subsidized through the Section 202 Program of the U.S. Department of Housing and Urban Development (HUD).

## ELIGIBILITY REQUIREMENTS

Residency Requirements under the HUD 202 program:

- Head of Household must be at least 62 years of age or older .
- You must have an annual income consistent with HUD guidelines and currently may not exceed the following:

**\$28,550 Individual**

**\$32,600 Two-Person**

- Applicants that have substantial assets such as CD's, Life Insurance, bank accounts, stocks, etc. may still qualify, depending on the income from assets and how it affects your gross income.
- Owning a home, doesn't mean an applicant will not qualify
- Shepherd's Farm complies with the Federal Fair Housing Regulations, accepting age-qualified residents without regard to national origin or gender, race, color, religion, disability, or familial status. We do not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

## RENTS

Rents are based on a resident's adjusted gross income. The resident pays approximately 30% of the adjusted monthly income for rent and utilities in accordance with HUD's regulations.

**ONLY CERTIFIED CHECKS AND MONEY ORDERS ARE ACCEPTED  
FOR THE FIRST MONTH'S RENT AND SECURITY DEPOSIT.  
PERSONAL CHECKS WILL BE ACCEPTED AFTER THE FIRST MONTH**

**APPLICANTS WHO LIVE AND WORK WITHIN GLOUCESTER COUNTY  
WILL BE CONSIDERED AHEAD OF THOSE WHO DO NOT.**

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### OUR FACILITY

A management team oversees the daily facility, operations and routine maintenance.

Amenities include:

- Air-conditioned Units
- Smoke detectors
- Fire sprinklers
- Emergency pull-cord
- Inside resident mailboxes
- In-House laundry facilities (Washer/Dryer not permitted in apartments)
- Apartment size is 540 sq. ft.
- Community Room for recreational activities
- Pets are permitted within certain limitations
- Two Elevators
- Limited Storage space is available
- Includes water and heat. ELECTRIC IS NOT INCLUDED
- Electric stove
- Regular and Handicap Parking available on a first come-first serve basis
- Four wheelchair accessible units

### UNIT TRANSFER

- If a person decides not to move in after the lease is signed, you are required to provide 30 days notice.
- The rent subsidy is only for Shepherd's Farm, you cannot transfer the rent subsidy to another building if you move out.

### SUPPORT SERVICES

Shepherd's Farm is an independent living facility. However, Congregate Services are offered on site for a monthly fee. They include the following:

- Housekeeping
- Meals
- Shopping
- Laundry

### MOVE IN

After they have been selected, the applicant has 5 days to decide before the unit is offered to another applicant. Applicants can pick up unit keys only after:

- Lease is signed
- Rent and Security Deposit are paid in full.
- Electric Service is on and placed in Applicant name.