

DESIGNATED HOUSING PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF CAMDEN (HACC)



DATE OF SUBMISSION: TBD

Submitted to:

**HUD Office of Public and Indian Housing
Public Housing Management and Occupancy Division
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Introduction

Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) provides public housing agencies with the option to designate housing for elderly families, disabled families, or elderly and disabled families. The Housing Authority of the City of Camden (HACC) submits and requests approval of its Designated Housing Plan (the “Proposed Plan”), prepared in accordance with Section 7 of the U.S. Housing Act of 1937 and as clarified or updated in US Department of Housing and Urban Development (“HUD”) Notices PIH 2009-23 and PIH 2005-2 and as extended by PIH 2010-28.

HACC proposes to designate 162 public housing units for occupancy by “elderly families only”. These 162 units are located in two (2) buildings that are part of two (2) HACC public housing developments, as presented in Table 1.

Upon approval, the Proposed Plan will take the place of HACC’s expired Designated Housing Plan. This plan and its last extension expired in 2018 due to no subsequent submission by HACC of a new plan or extension prior to the expiration.

A. Justification for Designation

The proposed designation is consistent with and necessary to help achieve the housing goals identified in the City of Camden’s Consolidated Plan for Program Years 2025-2029. The Plan identifies the preservation and expansion of affordable housing opportunities for low- and moderate-income residents as a major priority and recognizes ongoing challenges related to housing affordability, housing instability, and the preservation of existing affordable housing resources throughout the City.

These challenges are especially significant for elderly and disabled residents, who are more likely to rely on fixed or limited incomes and may require accessible housing, supportive services, and other needs. According to data from the Camden City Department of Planning and Development (2024), as referenced in the Consolidated Plan, Camden has approximately 8,450 elderly residents age 62 and older, including approximately 3,280 frail elderly residents age 75 and older, representing approximately 11.2% of the City’s population. The data further indicates that 28% of elderly residents live below the poverty level, 45% have one or more disabilities, and 65% of elderly households are cost burdened.

The same data sources indicate that Camden has approximately 14,250 residents with physical or developmental disabilities, representing approximately 19% of the City’s population, including approximately 4,150 disabled residents age 65 or older. The data also reflects significant supportive housing and service needs among disabled residents, including individuals needing housing modifications, personal care services, and assistance with independent living.

The Consolidated Plan also notes that approximately 75% of public housing residents live below the poverty level, compared to an overall citywide poverty rate of approximately 36.4%. In addition, the average annual income for public housing residents is approximately \$14,850, compared to a citywide median household income of approximately \$28,623. These data demonstrate the continued need for affordable and stable housing opportunities for elderly and disabled households with limited incomes and supportive service needs.

The proposed designation will assist HACC in addressing these housing needs within existing funding constraints by preserving housing opportunities specifically designed to meet the needs of elderly households, many of whom may also have disabilities or additional supportive service needs. Further, the Proposed Plan responds to the preferences expressed by many current elderly residents and applicants for housing environments primarily occupied by other elderly households. This is consistent with the experience of housing providers nationwide, where senior households often prefer communities designed to support older adults and aging in place.

Accordingly, the Proposed Plan is intended to preserve housing opportunities specifically designed to serve elderly households, while non-elderly persons with disabilities will continue to have access to housing opportunities, supportive services, and other affordable housing resources throughout HACC's broader housing portfolio, Housing Choice Voucher (HCV) program, and the broader Camden housing and service network. In addition to HACC-owned housing and assistance programs, the city of Camden also has a range of subsidized and supportive housing opportunities serving disabled and special needs populations, as identified in Attachment D.

B. Project Description

Table 1 provides detailed information on the proposed designated sites, including buildings, unit counts, and occupancy data for each development. Under the Proposed Plan, 162 public housing units are proposed for designation as "elderly families only", which represents approximately 17% of HACC's total public housing units.

As shown in Table 1, 131 of the 162 proposed designated units are currently occupied, reflecting an occupancy rate of 81%. Leasing activities are currently underway at both properties to increase the overall occupancy rate. Elderly families currently occupy 100% of the 131 occupied units. Upon approval of the Proposed Plan, designated elderly units will be filled by elderly families, in accordance with applicable HUD requirements.

All HACC developments, including the proposed designated sites, utilize site-based waiting lists. Pursuant to section 4-II.B. of the HACC ACOP, site-based waiting lists are organized by bedroom size, applicable preferences, income targeting and deconcentration policies.

The proposed designated developments are intended to serve elderly households and provide residential environments to reflect the needs and preferences of elderly residents, as described further in the sections below.

Table 1: Proposed Designations and Current Occupancy

Development Number	Development Name	Proposed Designated Type	Building Address	Dwelling Units				Current Number of Occupants of Proposed Designated Units				
				# of ACC DUs	# DUs Available for Occupancy	# Proposed Designated Elderly Units	% DUs Designated	Elderly / Disabled	Elderly / Non-Disabled	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	Vacant Units
NJ010000016	Kennedy Tower	Elderly	2102 Watson Street	88*	88	88	100%	48	23	0	0	17
NJ010000019	Baldwin's Run Senior	Elderly	3195 Westfield Avenue	74	74	74	100%	37	23	0	0	14
					Totals	162	100%	85	46	0	0	31

*Note: Kennedy Tower contains 11 units that are currently utilized for HACC administrative offices and are therefore not available for occupancy by residents. These non-dwelling units are not included in the unit counts above.

i. Description of Project or Portion of the Project to be Designated

As detailed in Table 1, HACC proposes to designate two (2) buildings within the two (2) listed public housing developments for occupancy by “elderly families only”. A total of 162 units are to be designated, representing 100% of units within these developments. This is approximately 17% of HACC’s total public housing portfolio. Table 2 lists the number of units by bedroom size for each development proposed for designation.

Table 2: Bedroom Sizes at Proposed Designated Sites

Development Number	Property Name	Proposed Designation Type	# of Units Available for Occupancy	0 BR	1 BR	2 BR
NJ010000016	Kennedy Tower	Elderly	88	16	64	8
NJ010000019	Baldwin’s Run Senior	Elderly	74	0	71	3
Total			162	16	135	11

ii. Types of Tenants for Which the Project is to be Designated

As shown in Table 1, HACC proposes to designate 162 units, or 100% of the units within the two (2) listed developments (17% of HACC’s total public housing portfolio) for occupancy by “elderly families” only. New admissions and transfers will be limited to families defined by HUD as elderly.

iii. Supportive Services to be Provided to Tenants of the Designated Project

A wide range of supportive services are available to residents of the proposed designated sites as well as the other eligible HACC and neighborhood residents. Within the context of extremely limited funding, HACC is engaged in ongoing efforts to expand the range, quality, and location of services for elderly, near elderly and younger persons with disabilities. HACC is committed to ensuring that residents have access to the supportive services needed to successfully maintain housing. HACC may provide services directly, subject to available funding and resources, and also works with external service providers to connect residents with needed supports and advocate on their behalf when appropriate. Currently, these services include:

- Coordinating nutrition, wellness, and recreational services for elderly and disabled residents of HACC;
- Supporting aging-in-place and resident independence;
- Coordinating educational, recreational, and financial literacy programming;
- Assisting residents experiencing financial, social, or family-related challenges;
- Assisting residents in determining eligibility for public assistance and other benefit programs;

- Promoting access to community resources and supportive services;
- Providing referrals to transportation, nutrition, wellness, and senior support resources;
- Supporting resident engagement and resident associations;
- Coordinating community relations and resident-focused programming; and
- Collaborating with local agencies and community organizations to expand supportive services.

HACC's Resident Services Initiatives (RSI) department offers comprehensive support services, including educational, cultural, and recreational activities for youth and adults, along with employment resources. Key initiatives focus on aging-in-place for seniors, youth development, security, and financial literacy.

In addition, HACC has partnerships and relationships with the following organizations:

- **Senior Citizens United Community Services (SCUCS):** Provides in-home supportive services, transportation assistance, and advocacy for older adults;
- **Carol Norcross Senior Social Wellness Center:** Provides congregate meals, transportation assistance, wellness programming, and health screenings for seniors;
- **RSVP of Camden County (Community Planning & Advocacy Council):** Provides volunteer and community engagement opportunities for older adults;
- **Interfaith Caregivers:** Provides supportive services intended to help seniors maintain independence within the community;
- **Cathedral Kitchen:** Provides community meals, supportive services, and job training opportunities for Camden residents; and
- **Watson Street Assisted Living Program (WSALP):** Provides 24-hour supportive services to assist senior residents with aging in place.

Table 3 lists supportive services available to residents and includes contact information for each service provider.

Table 3: Supportive Services for Residents of Designated Developments

	Agency/Provider	Website	Address	Phone	Services Provided
1.	Senior Citizens United Community Services (SCUCS)	https://scucs.org/	537 W Nicholson Rd, Audubon, NJ 08106	(856) 456-1121	In-home supportive services, transportation assistance, and advocacy for older adults
2.	Carol Norcross Senior Social Wellness Center	https://www.camdencounty.com/service/senior-disabled-services/carol-norcross-senior-social-wellness-center/	Lakeland Road, DiPiero Center, Gloucester Township, NJ 08012	(856) 374-6005	Congregate meals, transportation assistance, wellness programming, and health screenings for seniors;
3.	RSVP of Camden County (Community Planning & Advocacy Council)	https://www.cpacsj.org/senior-services	2500 McClellan Ave, Suite 110 & 120, Pennsauken Township, NJ 08109	(856) 663-3998	Volunteer and community engagement opportunities for older adults
4.	Interfaith Caregivers	https://www.giftofalift.org/	20 Chestnut St, Haddonfield, NJ 08033	(856) 354-0298	Supportive services intended to help seniors maintain independence within the community
5.	Cathedral Kitchen	https://cathedralkitchen.org/	1514 Federal St, Camden, NJ 08105	(856) 964-6771	Community meals, supportive services, and job training opportunities for Camden residents
6.	Watson Street Assisted Living Program (WSALP)	https://camdenhousing.org/services/assisted-living-program/	2021 Watson Street – 1st Floor Camden, NJ 08105	(856) 614-9560	24-hour supportive services to assist senior residents with aging in place.

iv. How the Design and Related Facilities of the Project Accommodate the Special Environmental Needs of the Intended Occupants

The developments proposed for designation include features and amenities appropriate for senior residents, including elevators, community space, on-site management, and access to supportive services and resident programming. Residents also benefit from proximity to public transportation, healthcare services, shopping, and other community resources.

HACC also ensures that reasonable accommodations and accessibility modifications are provided in accordance with Section 504 requirements and applicable fair housing laws. In addition, HACC maintains accessible units throughout its broader housing inventory, as reflected in Table 4. HACC will continue to administer these units in accordance with applicable accessibility requirements.

Upon approval of the Proposed Plan, accessible units at the proposed designated developments may not be available for future occupancy by non-elderly households. HACC has considered this potential impact and believes that sufficient alternative housing opportunities remain available throughout HACC's non-designated public housing inventory, Housing Choice Voucher program, Project-Based Voucher units, and other subsidized housing resources available throughout Camden.

Table 4: Accessible Units by Bedroom and Property Type

Development Number	Development Name	Occupancy Type	0 BR	1 BR	2 BR	3 BR	4 BR	Total
NJ010000015	Baldwin's Run Phase I	General Occupancy	0	4	1	1	6	12
NJ010000013	Baldwin's Run Phase II	General Occupancy	0	0	0	0	0	0
NJ010000019	Baldwin's Run Senior Tower	Proposed Elderly Only Designation	0	71	3	0	0	74
NJ010000014	Carpenter's Hill	General Occupancy	0	0	0	0	0	0
NJ010000004	Chelton Terrace Phase II	General Occupancy	0	0	2	3	0	5
NJ010000016	Kennedy Tower	Proposed Elderly Only Designation	0	5	0	0	0	5
NJ010000018	Mickle Tower	General Occupancy	0	5	0	0	0	5
NJ010000020	Morgan Village	General Occupancy	0	0	1	1	0	2
NJ010000010	Branch Village (Roosevelt Manor Phase II)	General Occupancy	0	1	2	1	0	4
NJ010000008	Roosevelt Manor Phase V	General Occupancy	0	4	0	1	0	5

Development Number	Development Name	Occupancy Type	0 BR	1 BR	2 BR	3 BR	4 BR	Total
NJ010000011	Roosevelt Manor Phase VII & XII	General Occupancy	0	2	1	0	0	3
NH010000009	Roosevelt Manor Phase IX & X	General Occupancy	0	0	0	3	0	3
NJ010000012	Roosevelt Manor XII	General Occupancy	0	7	1	1	0	9
NJ010000017	Westfield Tower	General Occupancy	0	5	0	0	0	5
Total			0	104	11	11	6	132

C. Need/Demand for Housing

As previously noted, there is a great need in Camden for affordable housing, especially among elderly and disabled populations (see Section A: Justification for Designation). HACC's long waiting lists for affordable housing provide evidence of the need (see Attachment A).

HACC does not currently track waiting list applicants by whether they have specifically requested units with accessible features, including by bedroom size requested. Accordingly, this information is not available at this time. However, when an accessible unit becomes available, HACC reviews applicants at the top of the applicable waiting list to determine whether any applicant requires the accessible features of the unit as a result of a disability or reasonable accommodation need. HACC processes requests for accessible units and reasonable accommodations in accordance with applicable HUD, Section 504, and fair housing requirements.

In addition, HACC provides a preference for certain non-elderly disabled applicants through its Working Family Preference contained in the ACOP. Specifically, the ACOP states that families in which the head, spouse, cohead, or sole member is a person with disabilities receive the benefit of the Working Family Preference, consistent with 24 CFR 960.206(b)(2).

Attachment B also includes demographic information regarding HACC's Housing Choice Voucher program, which currently assists elderly, disabled, and other low-income households throughout Camden.

D. Alternative Resources

HACC believes that the proposed designation, in tandem with other available HACC and local housing resources, is responsive to the immediate and future housing needs in Camden. In accordance with HUD requirements, HACC will undertake actions needed to mitigate and minimize any impacts that the proposed designation may have on non-designated populations.

HACC has previously had an approved Designated Housing Plan that covered these developments and buildings, and HACC is not aware of any significant adverse impacts to non-designated populations resulting from the prior designation. HACC believes that this will continue to be the case with the designation of units under this Proposed Plan.

No current resident will be required to move as a result of this proposed designation. Any moves by residents currently in units covered by this Proposed Plan will be voluntary. HACC will monitor the populations of the waiting list and each building closely and, if needed, will request a change in the designation from HUD if data indicates that a different mix of designated buildings and/or units is appropriate.

Additionally, please note that HACC is in the process of converting Kennedy Tower to Project-Based Voucher (PBV) assistance under the Rental Assistance Demonstration (RAD) program. Upon conversion, the elderly occupancy restriction will be incorporated into the PBV HAP contract, rather than maintained through the Designated Housing Plan. HACC will comply with all applicable RAD requirements and resident protections throughout the conversion process and ongoing operation of the property.

HACC will continue to make available its substantial portfolio of housing resources to eligible households. Table 5 details the current bedroom sizes of HACC's public housing units. Only 162 of the 944 public housing units (17%) are proposed for designation.

Table 5: Bedroom Sizes of Public Housing Portfolio

Bedroom Size	# of Public Housing Dwelling Units*
0	87
1	325
2	264
3	219
4	49
Total	944

**does not include non-ACC units or non-dwelling units (i.e. units not currently available for occupancy by residents).*

While HACC's HCV and general public housing program waiting lists are currently closed, the waiting lists for both proposed designated sites (Baldwin's Run Senior and Kennedy Tower) currently remain open. Examination of HACC's waiting list data included in Attachment A and other available local housing resources indicates that the elderly, near elderly and non-elderly disabled families should have sufficient options for housing, including but not limited to units in HACC's family housing developments, vouchers for the Housing Choice Voucher Program and other subsidized housing resources in the area.

Approximately 83% of the HACC public housing inventory (782 total public housing units not included in the 162 proposed DHP units) will not be designated. Upon approval of the Proposed Plan, HACC will update the waiting list for the designed developments to reflect the designation of these units for elderly families only. Applicants on the waiting list for approved designated units who do not match the characteristics of the designation will have an opportunity to apply to new public housing site-based waiting lists, in accordance with HACC's ACOP. This opportunity will only be provided at the time of the initial update after approval of the Proposed Plan. All applicants will retain their initial date and time of application.

In addition to HACC-owned housing, HACC estimates that, based on an affordable housing resource guide published by the New Jersey Department of Community Affairs (DCA) in 2022, there are approximately eight other subsidized housing developments in the City of Camden containing approximately 735 units serving elderly and disabled households. In addition, there are at least 38 subsidized family housing developments containing more than 3,800 units, as well as at least 63 units designated for special-needs populations, including individuals experiencing homelessness, persons living with HIV/AIDS, youth aging out of foster care, and individuals in need of recovery or other supportive services. These housing opportunities are identified in Attachment D.

Please note that the unit counts and development information are approximate and may have changed since the data was compiled. Additional housing opportunities may also exist that are not reflected in Attachment D, including housing administered by neighboring housing authorities and other subsidized housing providers in the region.

HACC believes that the combination of its remaining public housing inventory, Housing Choice Voucher program, Project-Based Voucher units, and other subsidized housing resources identified in Attachment D provides adequate alternative housing opportunities for non-designated households.

E. No Eviction or Lease Termination Due to Designation

As previously stated in this Proposed Plan, no resident who is lawfully residing in a dwelling unit that will be covered by the approved Designated Housing Plan will be required to relocate or be evicted solely as a result of residing in a unit that is covered under this Proposed Plan. HACC recognizes that the expired designation could potentially put these residents at risk and affirms that it will take all appropriate measures to ensure that this does not happen. However, HACC notes that all current residents residing in the affected developments meet the eligibility criteria under the proposed designation. As a result, HACC does not anticipate that any current resident will be adversely affected by the approval of this Proposed Plan.

F. Voluntary Relocation Because of the Designation

HACC does not currently anticipate that any residents will need to be relocated as a result of the proposed designation, as all current residents at the proposed designated sites are elderly households. However, if relocation were to become necessary, HACC would provide reasonable notice to affected households and information regarding available relocation options and assistance.

HACC would work with affected households to identify comparable housing that is decent, safe, sanitary, and appropriate for the household's needs, including any applicable accessibility features or supportive services. The agency would also seek to ensure that the family's rent burden remains comparable to that of the unit from which the household relocated, consistent with applicable HUD requirements.

If relocation were required, HACC would provide reimbursement for actual reasonable moving expenses in accordance with applicable HUD requirements.

G. Inapplicability of Uniform Relocation Assistance and Real Property Acquisition

Families that volunteer to move will not be considered displaced for purposes of Uniform Relocation Assistance.

H. Eligibility of near-Elderly Families

HACC has determined that there are a sufficient number of elderly families to fill all of the proposed designated units. Accordingly, HACC does not anticipate needing to offer occupancy to near elderly families in buildings or units designated as elderly under this proposed Plan.

ATTACHMENTS

The following attachments are included to facilitate the HUD review of HACC's Designated Housing Plan.

- **Attachment A – Public Housing & HCV Waiting List Analysis:** provides information on waiting list applicants for HACC housing developments and the HCV program.
- **Attachment B – Public Housing and HCV Occupancy Analysis:** provides information on the current occupancy of all HACC public housing developments and the HCV program. This includes a summary of bedroom sizes and family type characteristics, i.e. elderly, near elderly, non-elderly disabled, and other households.
- **Attachment C – Vacant Public Housing Units:** contains a list of reach HACC development and the number of vacancies.
- **Attachment D – Other Subsidized Housing Available in Camden:** provides a summary of other available subsidized housing resources for elderly and disabled in Camden.

Attachment A: Public Housing & HCV Waiting List Analysis

Notes: Applicants may be included on more than one waiting list; therefore, totals may include duplicate households. In addition, some waiting lists represent multiple programs or sites (e.g., the HCV Tenant-Based waiting list below also includes Choice Mobility applicants), and some developments may be grouped together under a single waiting list (e.g. Roosevelt Manor).

Public Housing Waiting Lists

	# / % of Applicants by Demographic Category				Total # of Applicants
Waiting List Name	Elderly / Disabled	Elderly / Non-Disabled	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	
Proposed Designated Developments					
Baldwin's Run Senior Tower	109 (25%)	280 (65%)	8 (2%)	36 (8%)	433
Kennedy Tower	48 (13%)	280 (74%)	6 (2%)	44 (12%)	378
All Other Developments					
Baldwin's Run & Carpenter's Hill	66 (2%)	284 (9%)	431 (14%)	2,290 (75%)	3,071
Branch Village	42 (6%)	52 (8%)	170 (26%)	391 (60%)	655
Chelton Terrace	27 (2%)	51 (4%)	214 (15%)	1,142 (80%)	1,434
Mickle Tower	166 (16%)	467 (45%)	113 (11%)	282 (27%)	1,028
Morgan Village	3 (5%)	3 (5%)	39 (61%)	19 (30%)	64
Roosevelt Manor	32 (4%)	41 (5%)	346 (38%)	483 (54%)	902
Westfield Tower	215 (19%)	568 (51%)	77 (7%)	259 (23%)	1,119

Housing Choice Voucher Waiting Lists

Waiting List Name	Elderly / Disabled	Elderly / Non-Disabled	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	Total
HCV Tenant-Based	27 (14%)	12 (6%)	42 (21%)	115 (59%)	196

Waiting List Name	Elderly / Disabled	Elderly / Non-Disabled	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	Total
Ablett Village PBV	12 (3%)	43 (10%)	60 (15%)	295 (72%)	410
Branch Village PBV	9 (8%)	9 (8%)	11 (10%)	85 (75%)	114
Cooper Plaza PBV	10 (4%)	11 (5%)	10 (4%)	198 (86%)	229
Cramer Hill PBV	60 (3%)	158 (8%)	215 (11%)	1,453 (77%)	1,886
McGuire Gardens PBV	50 (4%)	37 (3%)	336 (29%)	727 (63%)	1,150
Oliver Station PBV	14 (19%)	35 (48%)	3 (4%)	21 (29%)	73
Parker Hall PBV	8 (22%)	15 (42%)	2 (6%)	11 (31%)	36
Project-Based Voucher (General)	4 (1%)	17 (3%)	42 (7%)	507 (89%)	570

Attachment B: Public Housing and HCV Occupancy Analysis

Public Housing Occupancy

Development / Bedroom Size	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	Elderly / Disabled	Elderly / Non- Disabled	All
Baldwin's Run Phase I & II (combined)					
0 BR	0	0	0	0	0
1 BR	5	2	4	0	11
2 BR	6	27	11	3	47
3 BR	6	46	2	1	55
4 BR	6	17	3	1	27
Total	23	92	20	5	140
Baldwin's Run Senior Tower					
0 BR	0	0	0	0	0
1 BR	0	0	37	21	58
2 BR	0	0	0	2	2
3 BR	0	0	0	0	0
4 BR	0	0	0	0	0
Total	0	0	37	23	60
Carpenter's Hill					
0 BR	0	0	0	0	0
1 BR	0	0	0	0	0
2 BR	3	2	2	0	7
3 BR	5	15	1	0	21
4 BR	0	0	0	0	0
Total	8	17	3	0	28
Chelton Terrace II					
0 BR	0	0	0	0	0
1 BR	0	0	0	0	0
2 BR	5	32	6	4	47
3 BR	1	35	1	1	38
4 BR	0	2	0	2	4
Total	6	69	7	7	89
Kennedy Tower					
0 BR	0	0	6	4	10
1 BR	0	0	39	16	55
2 BR	0	0	3	3	6
3 BR	0	0	0	0	0
4 BR	0	0	0	0	0
Total	0	0	48	23	71
Mickle Tower					
0 BR	8	9	30	12	59

Development / Bedroom Size	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	Elderly / Disabled	Elderly / Non- Disabled	All
1 BR	6	1	29	5	41
2 BR	0	0	0	0	0
3 BR	0	0	0	0	0
4 BR	0	0	0	0	0
Total	14	10	59	17	100
Morgan Village					
0 BR	0	0	0	0	0
1 BR	0	3	2	1	6
2 BR	1	11	0	0	12
3 BR	0	4	0	1	5
4 BR	0	1	1	0	2
Total	1	19	3	2	25
Branch Village Roosevelt Manor Phase II					
0 BR	0	0	0	0	0
1 BR	2	5	1	1	9
2 BR	4	18	0	2	24
3 BR	1	13	0	1	15
4 BR	0	2	0	0	2
Total	7	38	1	4	50
Roosevelt Manor Phase V					
0 BR	0	0	0	0	0
1 BR	5	6	2	5	18
2 BR	2	13	1	2	18
3 BR	1	12	0	1	14
4 BR	1	1	0	0	2
Total	9	32	3	8	52
Roosevelt Manor Phase VII & XII					
0 BR	0	0	0	0	0
1 BR	1	0	4	0	5
2 BR	8	8	5	1	22
3 BR	4	13	1	1	19
4 BR	0	2	0	0	2
Total	13	23	10	2	48
Roosevelt Manor Phase IX & X					
0 BR	0	0	0	0	0
1 BR	0	0	0	0	0
2 BR	4	26	4	3	37
3 BR	6	11	0	0	17
4 BR	0	4	0	0	4
Total	10	41	4	3	58

Development / Bedroom Size	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	Elderly / Disabled	Elderly / Non- Disabled	All
Roosevelt Manor Phase XII					
0 BR	0	0	0	0	0
1 BR	3	2	1	1	7
2 BR	2	16	3	0	21
3 BR	4	6	3	1	14
4 BR	1	1	0	0	2
Total	10	25	7	2	44
Westfield Tower					
0 BR	0	1	3	1	5
1 BR	12	4	49	16	81
2 BR	0	0	0	0	0
3 BR	0	0	0	0	0
4 BR	0	0	0	0	0
Total	12	5	52	17	86
Grand Total	113	371	254	113	851

HCV Utilization

Development / Bedroom Size	Non-Elderly / Disabled	Non-Elderly / Non-Disabled	Elderly / Disabled	Elderly / Non- Disabled	All
Tenant-Based Vouchers					
1 BR	52	43	112	20	227
2 BR	37	137	29	12	215
3 BR	28	163	10	2	203
4 BR	7	22	0	1	30
5 BR	1	3	0	0	4
Project-Based Vouchers					
1 BR	17	32	22	3	74
2 BR	16	140	10	2	168
3 BR	2	4	0	0	6
4 BR	0	0	0	0	0
5 BR	0	0	0	0	0
RAD Project-Based Vouchers					
1 BR	16	38	90	39	183
2 BR	30	168	37	12	247
3 BR	20	129	9	4	162
4 BR	1	13	0	0	14

Development / Bedroom Size	Non- Elderly / Disabled	Non- Elderly / Non- Disabled	Elderly / Disabled	Elderly / Non- Disabled	All
5 BR	0	0	0	0	0
VASH					
1 BR	7	7	76	12	102
2 BR	3	2	1	2	8
3 BR	2	1	1	1	5
4 BR	0	1	0	0	1
5 BR	0	0	0	0	0
Foster Youth to Independence					
1 BR	0	17	0	0	17
2 BR	0	3	0	0	3
3 BR	0	0	0	0	0
4 BR	0	0	0	0	0
5 BR	0	0	0	0	0
Homeownership					
1 BR	1	0	2	0	3
2 BR	0	2	1	0	3
3 BR	0	0	0	0	0
4 BR	0	0	0	0	0
5 BR	0	0	0	0	0
Emergency Housing Vouchers					
1 BR	6	8	4	2	20
2 BR	2	1	1	0	4
3 BR	1	3	0	0	4
4 BR	0	1	0	0	1
5 BR	0	0	0	0	0
Total	249	938	405	112	1,704

Attachment C: Vacant Public Housing Units

Development Name	General Occupancy (Dwelling Units)	Occupied	Vacant
Baldwin's Run Phase I	78	75	3
Baldwin's Run Phase II	73	65	8
Baldwin's Run Senior Tower	74	60	14
Carpenter's Hill	30	28	2
Chelton Terrace Phase II	101	89	12
Kennedy Tower	88	71	17
Mickle Tower	103	100	3
Morgan Village	27	25	2
Branch Village (Roosevelt Manor Phase II)	58	50	8
Roosevelt Manor Phase V	57	52	5
Roosevelt Manor Phase VII & XI	48	48	0
Roosevelt Manor Phase IX & X	59	58	1
Roosevelt Manor XII	47	44	3
Westfield Tower	101	86	15
Total	944	851	93

Attachment D: Other Subsidized Housing Available in the City Camden

Source: New Jersey Guide to Affordable Housing Listing

Please note that the unit counts and development information listed below are approximate and may have changed since the data was compiled. Additional housing opportunities may also exist that are not reflected below, including housing administered by neighboring housing authorities and other subsidized housing providers in the region.

	Development Name	Housing Type / Designation*	Number of Units	Program Type	Street	Managing Agent
1.	32nd St Project	Family	49	Tax Credit	222 N 32nd St	St Josephs Carpenter Society
2.	539 State St	Family	89	Tax Credit / Mtl	539 State St	Lutheran Social Ministries
3.	All American Gardens Apts	Family	86	Section 8	1936 S 8th St	Definitive Properties LLC
4.	Arlington St Apts	Family	26	Mtl		Jersey Counseling & Housing Development Inc
5.	Beacon Place Apts	Family	62	Section 8	1440 Sheridan St	
6.	Birchwood At Parker Hall / John O Parker Hall	Age	77	HMFA / Tax Credit / Mtl	697 Ferry Av	Ingerman Properties
7.	Broadway Townhouses 1 / Camden Townhouses	Family	175	HMFA / Tax Credit / Mtl	707A Broadway	Roizman Associates
8.	Broadway Townhouses 2 / Camden Townhouses	Family	91	HMFA / Tax Credit / Mtl	707A S Broadway	Roizman Associates
9.	Camden County Scattered Site Housing / HIV Aids	Special	10	Hud	scattered sites	986 S Broad St, Trenton 08611
10.	Camden Dreams	Special	17	Hmfa	intentional blank	Center for Family Services Inc
11.	Camden Lutheran Social Ministries	Family	24	Mtl	scattered sites	Lutheran Social Ministries of NJ
12.	Camden Oaks	Special	16	Section 202	3101 Westfield Av	Nationwide Housing Mgt LLC
13.	Centennial Village Apts / E State St	Family	200	Section 221	1200 E State St	Housing Preservation Inc
14.	Church St Apts	Family	8	Mtl	18 Church St	St Josephs Carpenter Society

	Development Name	Housing Type / Designation*	Number of Units	Program Type	Street	Managing Agent
15.	City Of Camden Housing Rehab		111	Mtl		City of Camden, Planning & Development
16.	Clinton & Royden Sts	Family	5	Mt		Jersey Counseling & Housing Development Inc
17.	Conifer Village At Ferry Station / Ferry Family Hsg	Age	50	HMFA / Tax Credit	2015 Ferry Av	Conifer Realty
18.	Cooper Neighborhood Homeownership	Family	10	Mtl		Neighborhood Housing Services of Camden
19.	Cooper Plaza Historic Homes	Family	64	HMFA / Tax Credit / Mtl	738A Washington St	Fair Share Housing Development
20.	Cooper St Apts	Family	30	Tax Credit / Mtl	220 Cooper St	AAH Mgt / American Affordable Housing Mgt
21.	Cooper Village Apts	Family	59	HMFA / Tax Credit	418 Broadway St	Iron Stone Mgt
22.	Cooper Waterfront Homes	Family	65	Tax Credit	800 Galindez Ct	Camden Lutheran Housing
23.	Cramer Hill Apts & Townhouses / River Rd	Family	77	Tax Credit	3408 River Rd	Michaels Organization / Interstate Realty Mgt
24.	Crestbury Apts	Family	392	Hmfa / Section 8	2553 S 8th St	Community Realty Mgt
25.	Dooley House Transitional Foster Care	Special Ne	10	Hmfa	intentional blank	
26.	Emerald & Jefferson Sts Development	Family	8	Mtl		Heart of Camden
27.	Emerald St	Family	12	Mtl		Heart of Camden
28.	Fairview Village Apts 1	Family	71	HMFA / Tax Credit / Mtl	1201 Yorkship Sq	RPM Development
29.	Fairview Village Apts 2	Family	40	HMFA / Tax Credit / Mtl	1201 Yorkship Sq	RPM Development

	Development Name	Housing Type / Designation*	Number of Units	Program Type	Street	Managing Agent
30.	Faison Mews	Age	51	Tax Credit / Mtl	1655 Park Blvd	Pennrose Properties
31.	Ferry Landing Family Apts	Family	48	Tax Credit	2015 Ferry Av	Conifer Realty
32.	Ferry Manor Senior Apts	Age	86	HMFA / Tax Credit	2011 Ferry Av	Conifer Realty
33.	Gateway Village 1	Family	19	Mtl		Gateway Village
34.	Gateway Village 2	Family	40	Mtl	930 Linden St	City of Camden, Planning & Development
35.	Grace Housing 1	Family	8	Mtl		Camden Lutheran Housing Corp
36.	Grace Housing 2	Family	10	Mtl		Camden Lutheran Housing Corp
37.	Harmony House Apts	Family	70	Section 8	714 Sycamore St, ste D2	Boneh Builders Inc
38.	Hogan House	Special Ne	10	Hmfa	intentional blank	
39.	Ivy Hill Apts	Family	123	Section 236	1377-87 Chase St	K & D Real Estate
40.	J Allen Nimmo Court	Family	60	Section 221	1008-16 Central Av	
41.	John Wesley Village Apts	Family	60	Section 8	74 York St	Raymond & Raymond
42.	Lanning Square West Senior Apts	Age	10	Tax Credit	1840 S Broadway	Jersey Counseling & Housing Development
43.	Liberty Park Apts	Family	183	Tax Credit	1535 S 8th St	
44.	Macedonia Gardens	Family	64	Section 221	2817 Saunders St	Nationwide Property Mgt
45.	Marketfair Senior Housing	Age	70	Tax Credit	1250 Collings Rd / 301 Market St	RPM Development
46.	Morgan Village	Family	40	Tax Credit	2241 Van Buren St	Michaels Organization / Interstate Realty Mgt
47.	North 32nd St Apts	Family	49	Tax Credit	N 32nd St	St Josephs Carpenter Society
48.	North Camden Land Trust	Family	89	Tax Credit	411-37 State St	Lutheran Social Ministries

	Development Name	Housing Type / Designation*	Number of Units	Program Type	Street	Managing Agent
49.	Northgate Apts 1	Family	310	Section 8	433 N 7th St	Fair Share Housing Center
50.	Northgate Apts 2 / Carpenters Union	Family	401	HMFA / Tax Credit / Section 221 & 8	500 N 7th St	Fair Share Housing Development
51.	Park Blvd Apts	Family	50	Tax Credit	1525-69 Park Blvd	AAME Mgt
52.	Riverview Senior Towers	Age	224	Section 8	130 MLK Blvd	Leon Weiner Assoc
53.	Roosevelt Manor 1	Family	70	Tax Credit / Mtl	813 Ferry Av	Pennrose Property Mgt
54.	South Broadway Family Apts	Family	12	Tax Credit / Mtl	1840 S Broadway	Jersey Counseling & Housing Dev
55.	Tamarack Station Apts / Ferry Station Apts	Family	542	HMFA / Tax Credit	1801 E Davis St	Conifer Realty
56.	West Wynne Apts / St Joseph Carpenter Society	Family	20	HMFA / Tax Credit / Mtl	2801-05 Westfield Av	St Josephs Carpenter Society
57.	Williams Row, Phase 2 Rentals	Family	3	Mtl		Camden Redevelopment Agency
58.	Willows At Chelton Terrace	Age	167	Tax Credit	699 Ferry Av	Ingerman Properties
59.	Willows At Pyne Poynt	Family	41	Mtl / Tax Credit	450 Erie St	Ingerman Properties
60.	York St	Family	11	Mtl		North Camden Land Trust

**Housing types: "Family" housing is open to those who meet income requirements. "Age" refers to age-restricted housing for individuals 55 years and older or 62 years and older. "Special" refers to special-needs housing and includes veterans housing, homeless shelters, and group homes for the developmentally disabled.*