



Village at
Harmony Garden



Glassboro, New Jersey

NOW LEASING! One- & Two-Bedroom Senior (55+) Apartments

Village at Harmony Garden is a brand new senior (55+) community in Glassboro, NJ. The community features 65 one-story cottage units containing 57 one-bedroom and 8 two-bedroom units. 100% of the apartments require referral and approval from the Housing Authority of the Borough of Glassboro, and are affordable to residents at or below 60% of Area Median Income of Gloucester County. 52 of the apartments at Village at Harmony Garden will be age-restricted for seniors ages 55 and up. Additionally, 13 apartments have been set-aside for non-age restricted individuals with developmental disabilities, and 4 apartments set aside for individuals over 55 with developmental disabilities.

COMMUNITY AMENITIES:

- Inviting community building with lounge space, a kitchenette and porch
- Fitness center
- Community garden
- Gazebo and outdoor recreation area
- Professionally landscaped grounds
- On-site professional management team, supportive services and service-oriented maintenance with 24-hour emergency call service

RESIDENCE FEATURES:

- Modern kitchen including dishwasher and electric range
- Spacious closets
- Washer and dryer in every home
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric (heating, cooling, hot water) and cable.

Contact Us:

400 Roland Avenue | Glassboro, NJ 08028 *(On-Site Office Not Open)*

T: 856.347.4414 | F: 856.997.9856 | TTY: 711

E: HarmonyGarden@Pennrose.com

VillageatHarmonyGarden.com

PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit (LIHTC), HOME Program, Project-Based Vouchers (PBV), and Rental Assistance Demonstration (RAD). Eligibility is determined by the Housing Authority of the Borough of Glassboro for the PBV and RAD PBV units.

HOW TO APPLY

All applicants must be referred and approved by the Housing Authority of the Borough of Glassboro. The Housing Authority of the Borough of Glassboro waitlist is currently open. Eligible applicants may apply online at <http://www.glassborohousing.org/apply.php>. If you have already applied to The Housing Authority of the Borough of Glassboro's waitlist, Pennrose Management Company will be reaching out to you to begin the next phase of the application process when a unit becomes available.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon receipt of the Application and conditional offer of an apartment, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 6/2023 and subject to change)

	1 person	2 person	3 person	4 person
30% AMI	\$23,460	\$26,790	\$30,150	\$33,480
50% AMI	\$39,100	\$44,650	\$50,250	\$55,800
60% AMI	\$46,920	\$53,580	\$60,300	\$66,960