



affordable housing alliance

Hope. Strength. Community.

Hello, and thank you for signing up to be notified of housing opportunities!

Below you'll find some options available through outside agencies and housing service providers. While the AHA does its best to ensure the accuracy of these listings, any content and/or follow-up information are the sole responsibility of the respective service.

State of New Jersey 2024 Annual Action Plan Community Needs Survey

The State of New Jersey (State) requests your participation in a survey designed to identify housing and economic development needs throughout communities in the state. As a recipient of federal funds awarded by the U.S. Department of Housing and Urban Development (HUD), the State is required to develop an Annual Action Plan for its HOME, CDBG, ESG, HOPWA, and HTF programs on the types of projects that should be financed during the year with federal housing and community development funds. Completing this survey will help the State gain a more qualitative analysis of the knowledge, experiences, opinions, and feelings of community members on these topics.

Your response to this survey is entirely confidential. All personal responses will be completely anonymous to protect your identity.

[Complete Survey Here](#)

Since the newsletter only goes out once a month, we recommend checking [njhrc.gov](https://www.njhrc.gov) for more housing opportunity listings.

This website provides a more comprehensive listing of affordable housing opportunities across the state of New Jersey, segmented by county.

[WWW.NJHRC.gov](https://www.njhrc.gov)

Rental Opportunities

**Make sure to view the entire message to see
open Section 8 lists found below**

Egg Harbor City - Atlantic County

Welcome to Countryside Meadows! Countryside Meadows is a Senior Affordable Housing Community in Atlantic County. There are eighty-three one-bedroom apartments, each approximately 540 square feet. Applicants must meet the Eligibility Requirements below to qualify for an apartment. Residents pay 30% of their adjusted income for rent Included with the rent is heat and water.

Eligibility Requirements:

Age: 62 or over

Income: Not to Exceed *

1 Person \$31,200.00

2 People \$35,650.00

*Income limits are updated by the Department of Housing and Urban Development and are subject to change.

Countryside Meadows is a 100% smoke free community



Northfield - Atlantic County

Minutes from Beaches, Shopping & Dining.
Brand New Senior Rental Residences are coming to the Jersey Shore community of

Northfield. Ideally situated just minutes off the Garden State Parkway and on Wabash Avenue, Gables on Wabash provides amazing access to all that this vibrant area has to offer, including dining, shopping, and recreation. Not to mention fabulous beaches and exciting attractions! Add your name to our waiting list to be among the first to know when these spectacular residences become available.



Wallington - Bergen County

Welcome to Spring Street Residences, located in the Township of Wallington, Bergen County, New Jersey. This property will feature a total of 8 family apartments; 1-, 2- and 3- bedrooms very-low, low, and moderate income units for rent to income-qualified households. A

random selection will be held for all preliminary applications received on or before 1:00 PM, September 11th, 2024, after which the waiting list may be closed

Ridgefield Park - Bergen County

Welcome to The Lincoln, located in The Village of



Ridgefield Park, Bergen County, New Jersey. This property will feature a total of 4 family apartments; 1- and 2- bedrooms low, and moderate income units for rent to income-qualified households. A random selection will be held for all preliminary applications received on or before 1:00 PM, August 13th, 2024, after which the waiting list may be closed.



Ho-Ho-Kus - Bergen County

Welcome to 619 North, located in the Borough of ho-Ho-Kus, Bergen County, New Jersey. This property will feature a total of 10 family apartments; 1- , 2- and 3- bedrooms very-low, low, and moderate income units for rent to income-qualified households. A random selection will be held for all preliminary applications received on or before 1:00 PM, August 26th, 2024, after which the waiting list may be closed.



Old Tappan - Bergen County

Applications are currently being accepted for affordable rental units located at 155 Central Avenue in Old Tappan, Bergen County. The six (6) one, two, and three-bedroom townhouses include two (2) units that are wheelchair accessible. There are laundry facilities, door cameras and garage parking. Completed applications must be received by , September 16th, 2024, after which the waiting list may be closed.



Roebling - Burlington County

Welcome to Freedom Village at Historic Roebling located in Burlington County. This development will be leasing fifty-four 1, 2, & 3-bedroom units. for very low, low, and moderate income households. A random selection waitlist drawing will be held Wednesday, August 21, 2024



Delanco - Burlington County

Welcome to The Cornerstone at Delcano located in Burlington County!

This development has a 2 bedroom, 1 bathroom apartment available for rent for low-income households.



Evesham - Burlington County

Brightview Greentree is an AGE RESTRICTED INDEPENDENT LIVING FACILITY. Monthly rent includes a daily continental breakfast and chef-prepared dinner. Unit also includes individually controlled heating and air conditioning and fully-equipped kitchens. Property includes large windows for natural light, dining venues, arts & crafts/hobby rooms, multipurpose great room for entertainment, a pub, full service beauty/barber shop, senior-friendly fitness center, card table and music area, full sized movie theater, security controlled entrances, and a trained staff on site 24 hours a day. Apply today!



Butler Senior Community - Butler

HUD Section 202/8 for income-qualified seniors 62 and older. The rent is approx. 30% of adjusted gross annual income.

Nine barrier-free apartments for income-qualified persons 18 years of age or older and mobility impaired.

Now Accepting Applications!



Berlin - Camden County

Welcome to the Lonaconing Apartments located in Berlin, Camden County, NJ!

This 55+ community has two apartments available NOW! Beautiful garden style family community. Washer & Dryer hook-up in apartment. Units are assigned at random. Do not wait and apply today!



Camden - Camden County

Welcome to the Willows at Pyne Poynt located at 450 Erie Street in Camden, Camden County, NJ!

This development has a 1 bedroom apartment available for moderate-income households.



Cherry Hill - Camden County

Weinberg Commons is currently accepting applications for 2-bedroom 1-bathroom, median income apartments. This complex is located at 1711 Springdale Rd in Cherry Hill, Camden County, NJ!

Applications are accepted for seniors or eligible people with disabilities only!

Application Fee: \$25 per adult



West Orange - Essex County

West Orange Senior Housing serves as an exemplary model of a successful public-private partnership. The Township of West Orange identified an opportunity to repurpose the site of an aging library (originally built in the 1950's) into 65 affordable senior apartments. The community is currently under construction and slated

to be complete in September 2024. A random selection will be held for all preliminary applications submitted on or before 5:00 PM, September 4, 2024, after which the waiting list may be closed.



Clinton - Hunterdon County

Welcome to Halstead Place, Hunterdon County. This complex includes a Gym and Yoga room while you enjoy your interior Amenities such as, Dishwasher, Central AC, Washer and Dryer. Join the Clinton rental waiting list by September 10, 2024 to be included in the next random selection.



West Windsor - Mercer County

Welcome to Townes at West Windsor, Mercer County. This community is designed to help meet the Township's "fair share" of the growing need for affordable housing in New Jersey. Townes at West

Windsor includes 60 one-, two- and three-

bedroom, low- and moderate- income homes for sale to income qualified households. A random selection will be held for all preliminary applications received on or before 1:00 PM, August 13th.



Princeton - Mercer County

1-bedroom, 1-bathroom apartments are currently available at the Griggs Farm apartment complex located at 128 Griggs Drive in Princeton, Mercer County, NJ!

Utilities Included: Water
No Application Fee



Princeton Community Village - Mercer County

Princeton Community Village (PCV) is a beautiful affordable rental apartment community in Princeton, New Jersey. In addition to the 239 existing welcoming apartments on more than 30 acres, 25 new apartments are also available.

Applications for both the new and existing apartments are being accepted.

Please [click here](#) to apply!

Metuchen - Middlesex County

TWO Affordable Opportunities Available in Metuchen

195 Main Street: TWO NEW affordable apartments will be available in Summer 2024. Unit amenities include central AC and a dishwasher while the community provides bike racks and an outdoor patio!

581 Middlesex Avenue: THREE NEW affordable apartments will be available in Summer 2025. Unit amenities include a dishwasher and washer & dryer, while the community provides bike racks and an outdoor patio!

Join the Metuchen Rental Waiting list by August 16, 2024 to be included in the random lottery number drawing to determine priority order.



Marlboro - Monmouth County

The Place at Marlboro is an income-restricted community offering brand-new, one-, two- and three-bedroom apartments.

The Place at Marlboro offers it all – a great location, a fabulous community and an unbeatable value that makes it all affordable.

Aberdeen - Monmouth County



Welcome to Hudson Ridge Family located at 100 Church Street in Aberdeen, Monmouth County! Hudson Ridge Family is now accepting applications for 1- and 2-bedroom units. Amenities include stainless steel appliances, breakfast bars, large closets, window coverings, a clubhouse, playground, laundry facilities, and more!

Downloadable, fillable, and printable applications are located [HERE](#) or at our office.

Mail applications, required documents, and non-refundable \$30 money order to:

HUDSON RIDGE RESIDENCES AT ABERDEEN

100 Church Street

Aberdeen, NJ 07747



Aberdeen - Monmouth County

Welcome to Hudson Ridge Senior 55+ is located at 100 Church Street in Aberdeen, Monmouth County! Hudson Ridge Family is now accepting applications for 1-bedroom units. Amenities include outdoor patio, stainless steel appliances, breakfast bars, large closets, window coverings, a clubhouse, laundry facilities, and more!

Downloadable, fillable, and printable applications are located [HERE](#) or at our office.

Mail applications, required documents, and non-refundable \$30 money order to:

HUDSON RIDGE RESIDENCES AT ABERDEEN

100 Church Street

Aberdeen, NJ 07747



East Hanover - Morris County

Welcome to Woodland at Valley View, located in East Hanover Township, Morris County, New Jersey. This property will feature a total of 62 one-, two- and three-bedroom, very-low, low, and moderate income apartments for rent to income-qualified households. A

random selection will be held for all preliminary applications received on or before 1:00 PM, August 28th, 2024, after which the waiting list may be closed.

Rockaway - Morris County



Rock Pointe is a brand-new development with inclusive special needs independent apartments; part of a larger apartment community. The community features 10-2- and 3-bedroom apartments.

Rock Pointe goes above and beyond with boundless amenities and a convenient location.

With easy access to shops, restaurants, lakes, parks and major highways, everything you need is just minutes away from your new home.



Morristown - Morris County

Do you or someone you know have a disability and want to live independently, with support?

Apply today to join one of these 14 new affordable apartments for adults with intellectual and/or developmental disabilities (I/DD)!

Applicants must have an I/DD and qualify as low-to-moderate income for Morris County. Qualified individuals are welcome to apply online or in person at the leasing office located at 175 Morris Street, Morristown, NJ.



Barneget - Ocean County

Brand new two-bedroom moderate income apartment available at Ocean Breeze. Located in Barneget, this 55+ adult community is within easy access to the Garden State Parkway and is only a 20 minute drive to Long Beach Island. There are a total of 3 two bedroom low income units available NOW! There is an optional amenity fee of \$42 per month or \$500 annually for use of complex amenities. Do not wait and apply today!

Manahawkin - Ocean County

The Presbyterian Home at Stafford, Inc., also known as Stafford by the Bay, an affordable housing community for seniors, owned and operated by SpringpointSenior Living, Inc., is accepting applications for their waitlist. Applicants must meet the eligibility requirements set by H.U.D. as follows:

- Age: 62 years or over
 - Annual maximum income: \$45,150 (1 person), or \$51,600 (2 people)
 - Residents pay 30% of their income for rent
 - Monthly rent includes: heat, water/sewer
-



Westfield - Union County

Welcome to Parkside at Westfield! These Luxury rentals are located in the heart of beautiful Union County, NJ. Join the Westfield rental waiting list by August 5th, 2024, to be included in the next lottery. 1 very low income 3 bedroom apartment for \$694 per month. 3 low income 3 bedroom apartments for \$1,367 per month. 3 moderate income 3 bedroom apartments for \$1,704 per month.



Fanwood - Union County

Welcome to 40 South Avenue, located in the Borough of Fanwood, Union County, New Jersey. This property will feature a total of 4 family apartments; 2- and 3-bedrooms very-low, low, and moderate income units for rent to income-qualified households. A random selection will be held for all preliminary applications received on or before 1:00 PM, August 27th, 2024, after which the waiting list may be closed.

For Purchase Opportunities



Home Mortgage

Join us for a free

Advancing Homeownership® fair

Saturday, August 3, 2024

10:00 AM - 1:00 PM

Kean University, North Ave. Academic Building

1000 Morris Avenue

Union, New Jersey 07083

On-site consultations will be available in Spanish.

Scan the QR code to register or go to:
wellsfargo.com/welcomehomenewjersey



Information is accurate as of the date provided and is subject to change without notice. Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A. ©2024 Wells Fargo Bank, N.A. NMLSR ID 399801. AP 6014982. 6/28/24



Princeton - Mercer County

Princeton's Affordable Housing Sales Program

[Click to learn more!](#)

Princeton's Affordable Housing Rental Program

[Click to learn more!](#)



EDISON TOWNSHIP

Affordable Homeownership Program

Edison has increased homebuyer assistance for the Affordable Homeownership Program to **\$100,000!**

\$85,000 in Township funds to reduce the market-rate home price & \$15,000 in Township downpayment funding with a 5% contribution.



Apply Online Today!

- Step One:**
Submit a Preliminary Application.
- Step Two:**
Join the Edison Waiting List.
- Step Three:**
CGP&H contacts you to begin.
- Step Four:**
Obtain a Mortgage Pre-Approval & Search For An Eligible Property within Edison Township.
- Step Five:**
Inform CGP&H of property specs, confirm your eligibility, and become an income-certified purchaser.

www.AffordableHomesNewJersey.com/Edison

*Please call 609-664-2769 ext. 5 if you don't have internet access!
Income limits, deed restrictions, and other NJ Affordable Housing regulations apply.*



Edison - Middlesex County

Application Fees and Credit Requirements

To qualify for a mortgage, applicants typically need a credit score of over 620. There is no fee to apply for this program. All non-cash buyers must be able to qualify for a mortgage.

Unit Information and Amenities

5% Down Payment: \$10,000
Annual Property Taxes: \$4,162
HOA/Condo Fee: \$0
Moderate Income Level
1st Floor
No Elevator

Pets

Pets may or may not be allowed depending on the unit.

Parking

Parking information and fees will vary depending on the unit.

Affordability Assistance

Middlesex County provides up to \$5,000 in down payment assistance for First Time Home Buyers residing in the county. Contact: Visit <http://www.middlesexcountynj.gov> for information on the American Dream Down Payment Assistance Program or call 732-745-3025. (The Edison Affordable Home Ownership program is not eligible for the County Program).
Down payment grant may be available from CJHRC.

Edison provides up to \$20,000 in down payment assistance. 0% interest, \$0 monthly payments, and

will not have to be repaid if you own the home for 10+ years.

Preliminary Applications are now being accepted. Eligible applicants will receive \$85,000 in assistance to purchase a market rate home. After the purchase, these homes will become deed restricted affordable homes.

Edison - Middlesex County

Middlesex County provides up to \$5,000 in down payment assistance for First Time Home Buyers residing in the county.

Visit <http://www.middlesexcountynj.gov> for information on the American Dream Down Payment Assistance Program or call 732-745-3025.

Edison provides up to \$20,000 in down payment assistance. 0% interest, \$0 monthly payments, and will not have to be repaid if you own the home for 10+ years.
Preliminary Applications are now being accepted.



Howell - Monmouth County

An ownership opportunity has become available in the Cove at Howell in beautiful Howell, NJ. This 55+ community is currently in a great location close to shopping, indoor and outdoor activities and transportation. Why rent when you could own this lovely 1st floor 2 bedroom, 1 bath condominium close to shopping and public transportation? Do not miss out on this opportunity, apply today!



Habitat for Humanity in Monmouth County

Habitat for Humanity in Monmouth County now accepting applications for future homes in Monmouth County.

If you are interested in applying for a home, please complete and submit the pre-qualification form. We will acknowledge the receipt of these forms, conduct an initial review of your request and keep your information on file if you meet the basic initial requirements.

Contact Marianne for more info: mherring@habitatmonmouth.org | 732-728-0441 ext. 311

Berkeley - Ocean County

BERKELEY RESIDENTS ONLY! One home available now for only for \$180,610, Price is listed as \$80,610 because \$100,000 in down payment assistance will be available to 5 VERY LOW Income applicants. Annual taxes will be calculated on the \$180,610 price and are estimated to be \$3,269. Berkeley Residents apply today!



Ocean County, in partnership with OCEAN Inc, provides a \$15,000.00 First Time Homebuyer's Grant for residents of Ocean County, looking to purchase in Ocean County. To find out if you pre-qualify, please contact OCEAN Inc's Housing Counselor at (732) 244-5333, ext. 1110

Manahawkin - Ocean County



Why rent when you can own? Perry Lake is a 55+ community. This Affordable Home is close to major highways, shopping centers and the beach!! Don't miss this opportunity, apply today! Potentially eligible applicants must complete the affordable housing pre-application at www.affordablehousingnewjersey.com, be approved for residency and pre-approved for a bank loan (if financing). PLEASE NOTE - Both residency and bank financing require a minimum 650 credit score.

Bloomingdale - Passaic County



An affordable 2 bedroom 1.5 bathroom condominium is currently available for \$226,495 at 19 Mountain Ridge Road in Bloomingdale.

To qualify for a mortgage, applicants typically need a credit score of over 620.

All non-cash buyers must be able to qualify for a mortgage. CGP&H will provide you a list of lenders.

Lenders not on this list may not be able to finance mortgages for deed restricted affordable homes.

Bernardsville - Somerset County

Welcome to the Finley Street Condos!

Rare opportunity to own a low income two-bedroom condominium in Bernardsville! Close to shopping and located near center of town. Basement storage and solar panels equipped on unit.



FINLEY STREET
CONDOS



Branchburg - Somerset County

Income-restricted housing is open to those with incomes at or below 60% of the area median income. Rental rates are based on the renter's gross annual income, according to the rent/income requirements chart.

Applications and inquiries for Cornerstone at Branchburg can be made by calling 908-252-0005 or by visiting wgapts.com

Open Section 8 Waiting Lists

Edison Housing Authority Waiting List

Use the link above to complete an online application!

East Orange Housing Authority Waiting List

The East Orange Housing Authority & Community Development Corporation (EOHCDC) is accepting Section 8 Housing Choice Voucher waiting list applications for Eaton Place from May 26, 2023, until further notice.

Please note: According to the EOHCDC public notice, "Due to the source of funding, the units will be restricted to recipients of Housing Choice Vouchers".

There are two ways to apply during the opening period:

- Print the paper application.
- Pick up an application from the EOHCDC office, located at 160 Halsted Street, East Orange, NJ, Monday to Thursday, 8:30 am, until 4:30pm ET.

Once the paper application has been completed, it must be hand delivered to the EOHCDC office, address mentioned above.

This waiting list has the following preferences:

- City of East Orange Section 8 vouchers holders
- Non-City of East Orange Section 8 voucher holders

Selected applicants will be placed on the waiting list by date and time the application is received, by order of preferences.

For more information, visit [the EOHCDC website](#).

Union City Housing Authority Waiting List

The Union City Housing Authority (UCHA) Section 8 Housing Choice Voucher waiting list is currently open. This waiting list opened in June 2016, and is open indefinitely.

To apply, visit the UCHA office, located at 3922 Kennedy Blvd, Union City, NJ 07087, from 9:00 am until 12:00 pm; and 1:00 pm until 4:00 pm ET.

Gloucester County Housing Authority Waiting List

Take a look at the open programs below!

Veteran Section 8 HVC

RAD Section 8 Project-Based Voucher

Housing Authority of Gloucester County Public Housing

Other Programs

After submitting an online pre-application, you may inquire about your place on the waiting list after receiving your confirmation letter via mail from HAGC by calling 856-848-4924.

Your place on the waiting list is based on your application date and time.

Jersey City Housing Authority

The primary objective of the Jersey City Housing Authority is to offer and provide qualified lower-income families and senior citizens with the best opportunities for gaining affordable housing within reasonably safe, working neighborhoods and simultaneously promoting economic self-sufficiency for families, continued independent living for senior citizens and maximum accommodation for persons with disabilities.

Now Accepting Applications for Some Units at Public Housing Developments:

CURRIES WOODS – Families – 4 bedrooms only

MARION GARDENS – Families – 5 and 6 bedrooms

BERRY GARDENS – Senior (min 62) – 0, 1 and 2 bedrooms

THOMAS J. STEWART – Senior (min 62) – 0 and 1 bedrooms

CURRIES WOODS - 3 New Heckman Drive – Senior / Disable Families – 2 and 3 bedrooms only

Apply online only at JerseyCityHA.myhousing.com

Additional Resources

Community Grants Planning & Housing

An Affordable Housing Administrative Agent.

Fair Share Housing Center

A nonprofit advocacy organization pursuing housing justice in New Jersey and beyond.

Piazza & Associates

Community Management and Affordable Housing Services in New Jersey.

Supportive Housing Association of New Jersey

Seeks to enhance lives and accessibility to enable independent living within our communities.

Homes for All

An Affordable Housing Administrative Agent.

NJ Housing and Mortgage Finance Agency

A government organization advancing the quality of life in NJ by investing in and facilitating access to affordable housing

CME Associates

An Affordable Housing Administrative Agent.

Triad Associates

An Affordable Housing Administrative Agent that also focuses on a full suite of housing, community and economic development, and strategic planning solutions



Have you had a chance to visit the New Jersey Housing Resource Center?

The NJHRC is a FREE, online searchable registry of affordable and accessible housing units throughout the State of New Jersey, including:

**Affordable Rental Housing | Affordable For-Sale Housing
Housing with Accessibility Features**

To Learn More Visit: nj.gov/njhrc



Thank You And See You Next Month!



3535 Route 66, Parkway 100
Building 4, Neptune, NJ 07753
732-389-2958 | info@housingall.org



THE AFFORDABLE HOUSING ALLIANCE | like us. follow us. support us.



Affordable Housing Alliance | 3535 Rt 66 Parkway 100 Complex | Neptune, NJ 07753 US

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