



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.

Since the newsletter only goes out once a month, we recommend checking 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

Rental Opportunities

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

IRONDALE AT WHARTON



Wharton - Morris County

Welcome to **Irondale**, located in Morris County! This property will feature a total of 6 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, November 21st, 2024.



Warren - Somerset County

Welcome to **Flag Plaza**, located in Somerset County! This property has 1-, 2- and 3-bedroom units available for very-low, low, and moderate income qualified households. Join the Warren rental waiting list by November 25th, 2024 to

lottery.

be included in the next



Princeton - Mercer County

Welcome to **Avalon Princeton on Harrison**, located in Mercer County. This property has 1-, 2- and 3-bedroom units available for very-low, low, and moderate income qualified households. Join the Princeton rental waiting list by December 3rd 2024 to be included in the next lottery.



Randolph - Morris County

Gateways at Randolph, located in Morris County. This property has 1-, 2- and 3-bedroom units available for low and moderate income households. Join the Randolph rental waiting list by December 4, 2024 to be included in the next lottery.



Newark - Essex County

Welcome to **109 Thompson Street, Newark, NJ**, located in Essex County!

This property will feature a total of 52 one bedroom apartments, to income-qualified households. This is a 55 and older community. A random selection will be held for all preliminary applications received on or before 1:00 PM, December 17th, 2024.



South Orange - Essex County

Welcome to **Mosaic South Orange**, located in Essex County! This property has 2- and 3-bedroom units available for very low, low, and moderate income households. Join the waiting list by December 17th, 2024 to be included in the next lottery.



Cranford - Union County

Welcome to **Fairways at Cranford** located in Union County, NJ!

This development has a 1-, 2-, and 3-bedroom apartments available for very low, low, and moderate income households. Join the waiting list by January 3rd, 2024 to be included in the next



Piscataway - Middlesex County

Welcome to **William Street Townhomes**, located in the Township of Piscataway, Middlesex County, New Jersey. This property will feature a total of 2 family apartments; 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, January 8th, 2025!



Mount Laurel Senior Community - Burlington County

Welcome to **Mason Creek Flats**, located in Burlington County. This seniors community has a 1 bedroom unit available for income qualified households.



Bellmawr Senior Housing - Camden County

Bellmawr Senior Housing Associates is currently accepting applications for 1-bedroom 1-bathroom apartments, for low income eligible **Seniors only**. This complex is located at 255 W. Browning Rd. in Bellmawr, Camden County, NJ!

Pets allowed!



Jackson - Ocean County

Welcome to **Paragon Apartments!** This property has 1-, 2- and 3-bedroom units available for very-low, low, and moderate income qualified households.

This complex is located in Jackson Township, Ocean County, NJ! **Join the waiting list today and you will be contacted when you are next.**

West Deptford - Gloucester County

Hampton Crescent at Kings Woods is currently



accepting applications for 2-bedroom 1-bathroom, median income apartments. This complex is located at 40 Highbridge Lane in West Deptford, Camden County, NJ!

Application Fee: \$50 per adult



Lawrenceville - Mercer County

Lawrence Plaza Apartments is currently accepting applications for 2-bedroom 1-bathroom apartments, for **Seniors or eligible people with disabilities**. This complex is located at 2350 Princeton Pike in Lawrenceville, Mercer County, NJ!

Pets allowed!



Branchburg - Somerset County

Income-restricted housing is open to **Senior 55+** 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



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!

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

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.



Barnegat - Ocean County

Brand new 1- and 2-bedroom moderate income apartment available at Ocean Breeze. Located in Barnegat, 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 one 1-bedroom and four 2-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!

Atlantic Highlands - Monmouth County

Welcome to **Portland Pointe** located at 202 First Avenue, Atlantic Highlands in Monmouth County.

The waiting list is currently OPEN and accepting applications for this is a 62 year and older community. Portland Pointe is a 57 unit, public PRAC housing project designed to meet the needs of senior citizens over the age of 62. The community is subsidized by the Department of Housing and Urban Development (HUD). Rent is based on 30% of adjusted income. Apply today, you don't want to miss this opportunity!

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 the Department of Housing and Urban Development (HUD) 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

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 (HUD) and are subject to change.

Countryside Meadows is a 100% smoke free community

For Purchase Opportunities



Manalapan - Monmouth County

An ownership opportunity has become available in **Meadow Creek, 23B Demarest Dr, Manalapan, NJ**, located in Monmouth County.

This 2 bed, 1 bath, 2nd floor condominium is for sale at \$142,784. Do not miss out on this opportunity, apply today!
Pets allowed!

Howell - Monmouth County



An ownership opportunity has become available in Cove at Howell, 303 East Florence Circle, Howell, NJ, located in Monmouth County. This 2 bed, 1 bath, 1st floor condominium is for sale at \$162,147. Do not miss out on this opportunity, apply today!
No Pet Fee

Beverly - Burlington County



An ownership opportunity has become available with the Beverly Home Ownership Program, 219 Broad Street, Beverly, NJ, in Burlington County. This 4 bed, 1.5 bath, single-family home is for sale at \$160,312. Join the Beverly purchase waiting list by **12/16/24** to be included in the random selection.
Pets allowed!

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

Princeton - Mercer County

Princeton's Affordable Housing Sales Program
[Click to learn more!](#)

Princeton's Affordable Housing Rental Program
[Click to learn more!](#)

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

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.



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

Open Section 8 Waiting Lists

Boonton Housing Authority Waiting List

The Boonton Housing Authority (BHA) is accepting Section 8 Housing Choice Voucher waiting list applications from December 2, 2024 at 8:00 am, until December 9, 2024 at 5:00 pm ET.

To apply while the waitlist is open, complete [the online application](#).

This waiting list has the following preferences:

- Elderly
- Victim of Domestic Violence
 - Work in Boonton
- Currently enrolled in educational/training program
 - Live in Boonton
- Work in other location than Boonton
 - Veteran

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 BHA 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 HCV

Mainstream Section 8 HCV

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.

Hunterdon County Division of Housing Waiting List

The Hunterdon County Division of Housing (HCDH) is accepting Foster Youth to Independence Special Purpose Section 8 Housing Choice Voucher waiting list applications from May 1, 2024, until 25 applications have been received.

The Foster Youth to Independence Special Purpose Voucher is a program designed to assist individuals between the ages of 18-24 who meet all of the following criteria:

- Child Protective Services involvement which resulted in the youth being placed out of the home.
- The youth is homeless or at risk of becoming homeless.
- Meets HCV eligibility criteria as outlined in the Hunterdon County Administrative Plan available at <https://co.hunterdon.nj.us/2679/Division-of-Housing-Administration-Plan>.

The maximum income limits for each household size are as follows:

- 1 Person \$47,500 | 5 Persons \$73,250
- 2 Persons \$54,250 | 6 Persons \$78,650
 - 3 Persons \$61,050
 - 4 Persons \$67,800

Preferences have not yet been confirmed.

25 selected applicants will be placed on this waiting list by date and time.

To apply while the waitlist is open, call the HCDH at (908) 788-1336 to request an application.

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

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



**housingall.org**

Thank You And See You Next Month!



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