



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

DCA Opening State Rental Assistance Program (SRAP) Preliminary Applications Monday, January 13, 2025

<p>(SRAP) State Rental Assistance Program DCA will be accepting pre-applications</p>	<p>(SRAP) Programa Estatal De Asistencia Para Alquiler DCA aceptará presolicitudes</p>
	
<p>Enrollment Period 9:00 a.m. — 5:00 p.m. January 13, 2025 — January 31, 2025</p>	<p>Periodo de inscripción 9:00 a.m. — 5:00 p.m. January 13, 2025 — January 31, 2025</p>

The Department of Community Affairs (DCA) published a **Public Notice on December 9, 2024**, announcing the opening of the waiting lists for the State Rental Assistance Program (SRAP).

SRAP preliminary applications will be available online at:

www.waitlistcheck.com/NJ559

beginning **Monday, January 13, 2025, at 9:00 a.m. until Friday, January 31, 2025, at 5:00 p.m.**

for very low-income residents, who are eighteen (18) years of age or older; or who are emancipated minors.

Applicants must have an email address to apply.

DCA has adopted the following preferences for admission to the waiting list: **Veterans, Elderly, Homeless, Disabled, Local and Residency.**

In accordance with New Jersey Administrative Code (N.J.A.C.) 5:40-2.5., the United States Armed Forces Veterans, and their surviving spouses have the highest priority among the preferences for the waiting list.

To qualify for SRAP, the head of household must be a US Citizen or a Non-citizen who has been lawfully admitted to the United States. In addition, **Applicants must be New Jersey Residents for at least 6 months to apply.**

Definition of a Resident: Someone whose primary residence is in the State of New Jersey and who has resided in New Jersey for at least six months (6) prior to applying for SRAP assistance.

Individuals must meet all eligibility criteria for the SRAP at the time of selection from the waiting list. Additional information, including Frequently Asked Questions (FAQs) can be viewed at [New Jersey Department of Community Affairs \(DCA\) | Offices & Programs](#)

Rental Opportunities

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



Rumson - Monmouth County

Welcome to **61 South Ward, Rumson, NJ** located in Monmouth County!

This property has a one low income 1-bedroom and one moderate income 3-bedroom apartments

available. Join the waiting list by **January 8th, 2024** to be included in the next lottery.



Eatontown - Monmouth County

Welcome to **The Ridge at Suneagles, Eatontown, NJ**, located in Monmouth County!

This property has 1-, 2-, 3-bedroom units available for very low, low and moderate income households. **Join the waiting list by January 9, 2025** to be included in the next lottery.

Marlboro - Monmouth County



Welcome to **The Franklin at Marlboro**, located in Monmouth County. This property will feature a total of 56 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, February 24th, 2025,** after which the waiting

list may be closed. There will be up to 50% of the affordable units set aside under the Veterans preference depending upon interest of qualified veterans.. Qualified veterans must be income qualified AND be eligible under N.J.A.C. 54:4-8.10 AND be able to provide form DD214 to verify qualified service as set forth therein. There will be a preference for applicants who live and/or work in Housing Region 4 (Mercer, Monmouth and Ocean Counties).



Piscataway - Middlesex County

Welcome to **William Street Townhomes**, located in the Township of Piscataway, Middlesex County. 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, after which the waiting list may be closed. There will be a preference for applicants who live and/or work in Housing Region 3 (Hunterdon, Middlesex, and Somerset Counties). One of the affordable apartments may be set aside under the Veterans Preference, depending upon the interest of qualified veterans. Qualified veterans must be income qualified and be eligible under N.J.A.C 54:4-8.10 and be able to provide form DD214 to verify qualified service as set forth therein.



West Windsor - Mercer County

Welcome to **Bear Brook Homes** in West Windsor, Mercer County, New Jersey. This property will feature a total of 2 family homes; 2- and 3- bedrooms low, and moderate income townhomes for sale to income-qualified households. **A random selection will be held**

for all preliminary applications received on or before 1:00 PM, February 11th, 2025, after which the waiting list may be closed. There will be a preference for applicants who live and/or work in Housing Region 4 (Mercer, Monmouth and Ocean Counties).

Parsippany - Morris County

Welcome to **The District at 1515**, located in Morris County, this property will feature a total of 22 family apartments. 1-, 2- and 3-bedroom units are available to



rent for very-low, low, and moderate income households. **A random selection will be held for all preliminary applications received on or before January 7th, 2025!**



East Rutherford- Bergen County

Welcome to **315 Railroad Avenue** in East Rutherford, Bergen County, New Jersey. This property will feature a total of 4 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, January 22nd, 2025, after which the waiting list may be closed. There will be a preference for applicants who live and/or work in Housing Region 1 (Bergen, Hudson, Passaic and Sussex Counties).



River Vale Twp- Bergen County

Welcome to **Collignon Estates**, located in River Vale Township, Bergen County. This property will feature a total of 2 family apartments. 2- and 3- 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, February 12th, 2025, after which the waiting list may be closed. There will be a preference for applicants who live and/or work in Housing Region 1 (Bergen, Hudson, Passaic and Sussex Counties).



Saddle River - Bergen County

Welcome to **Residences at Choctaw**, located in Bergen County! This **brand new affordable rental community** is accepting applications for 1, 2, and 3-bedroom units for low income qualified individuals. Apply [here](#).



Pittstown - Hunterdon County

Located in Hunterdon County, this property has a 2- and 3-bedroom unit available to rent for qualified low-income families. For more information, on 36 Race Street click [here](#). For more information on 38 Race Street click [here](#).



Camdem - Camden County

Welcome to **Community Meadows Apartment**, located in Camden County! This development has an income restricted 1 bedroom unit available.



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.



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!



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!



Barnegat Senior Community- 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 Senior Community- 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 Senior Community- 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 Senior Community- 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

To join waiting lists of purchasable affordable housing based on NJ county/town [Click Here](#)

For list of current affordable homes to purchase in [Ocean County Click Here](#)

For list of current affordable homes to purchase in [Monmouth County Click Here](#)



Berkely/Toms River - Ocean County

(There will be 12 homes constructed in phases)

An ownership opportunity has become available with the Autumn Ridge at Manitou Park, Toms River, NJ, in Ocean County.

This 3 bed, 2 bath, single-family home is for sale at \$80,610.

Pets allowed!



Barnegat Senior Condo- Ocean County

An ownership opportunity has become available for an income restricted 55+ at 750 Lighthouse Dr., Barnegat, NJ, in Ocean County.

For information, on 1-bed, 1-bath \$150,000 click [here](#).

For information, on 2-bed, 1-bath \$180,000 click [here](#).

Pets allowed!

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.

Pets allowed!

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 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.



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

[CLICK HERE FOR MOST UPDATED LISTS](#)

[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](#).

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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



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!



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