



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.

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

RENTAL OPPORTUNITIES

For lists of current affordable homes to rent by county click the links below

[OCEAN](#)

[MONMOUTH](#)

[MIDDLESEX](#)

[MERCER](#)

[ALL](#)



Eatontown - Monmouth County

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

This property has 15 NEW 1-, 2-, 3-bedroom units available for very low, low and moderate income households coming in Spring 2025! **The previous waiting list deadline of January 9, 2025 has been extended to**

March 11, 2025. Join 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).



Morganville - Monmouth County

The Place at Marlboro is an income-restricted community offering brand-new, 1-, 2- and 3-bedroom apartments.

The Place at Marlboro offers it all – a great location, a fabulous community and an unbeatable value that makes it all affordable. Apply [here](#).



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).



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](#).



Burlington Twp- Burlington County

Welcome to **Rancocas Point**, located in Burlington Township, Burlington County. This property will feature 1-, 2- and 3- bedrooms very-low, low, and moderate income units for rent to income-qualified households.

Pets allowed! Join the Burlington Township rental waiting list by **February 17th, 2025** to be included in the next lottery.



Westfield - Union County

Welcome to **440 North Avenue East**, located in Westfield Township, Union County. This property will feature a 2- and 3- bedroom very-low to low income units for rent to income-qualified households. Up to three months of rental assistance is available from Westfield for applicants moving into a deed restricted rental apartment.

Join the Westfield rental waiting list by **February 17th, 2025** to be included in the next lottery.



Hackettstown - Warren County

Welcome to **Vermella Hackettstown**, located in Hackettstown, Warren County. This property will feature a 1-, 2- and 3- bedrooms very-low, low, moderate income units for rent to income-qualified households. Join the Hackettstown rental waiting list by **February 24h, 2025** to be included in the next lottery.



Mount Laurel - Burlington County Senior Community

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

Bellmawr - Camden County Senior Housing



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 - Ocean County **Senior Community**

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 **Senior Community**

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 **Senior Community**

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

Senior Community

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

For lists of current affordable homes to purchase by county click the links below.

[OCEAN](#)

[MONMOUTH](#)

[MIDDLESEX](#)

[MERCER](#)

[ALL](#)



Trenton - Mercer County

Apply by **February 17th, 2025**

An ownership opportunity has become available with Habitat for Humanity at **54 Murray Street, Trenton, NJ**, in Mercer County.

This 3 bed, 1.5 bath, single-family home is for sale. Must be willing to partner with Habitat for Humanity SCNJ and complete sweat equity hours.



Hopewell Twp- Mercer County

An ownership opportunity has become available with the Princeton Community Housing Development Corporation (PCHDC), Hopewell Affordable Sales, **Hopewell Township, NJ**, in Mercer County.

122 Shrewsbury Court 2 bed, 1.5 bath condo \$209,930

107 Moore Court 2 bed, 1 bath condo \$195,993

209 Castleton Court 2 bed, 1 bath condo \$186,865

Pets allowed!



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!



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!

Ready to buy? Don't do it alone.

AHA's Hud-certified counselors are ready to walk you through the home buying process.

Learn how you could be eligible for up to \$30K in grant and lender incentives.



**Monmouth, Ocean & Mercer
Residents Apply On-line Today!**

Apply Here!

Don't live in those counties? Locate your local HUD Housing Counseling Agency [HERE](#)

Are you or someone you know in need of Foreclosure Intervention or Reverse Mortgage Counseling? Click [HERE](#) for a full list of our education counseling.

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](#)

Bergen County Housing Authority Waiting List

The Housing Authority of Bergen County is pleased to announce that applications are now being accepted from income eligible households for 3-bedroom apartments at our Family Developments in Mahwah and Ramsey. The Developments are located at Ramapo Brae Lane in Mahwah and DeSimone Court in Ramsey.

Beginning Monday, February 10, 2025, at 9:00 am through Friday, February 14, 2025, at 11:59 pm the HABC will accept applications ONLINE ONLY. Applications will be available at habcnjwaitinglists.org. We will accept applications from 3 people + households only.

A random selection lottery will be conducted to select 125 applicants to be placed on the wait list for future potential vacancies.

For those who need assistance completing an application, the Housing Authority will make staff

available at the HABC Headquarters, 1 Bergen County Plaza, 2nd Floor, Hackensack, NJ 07601. Staff will be made available to assist with the completion of applications from 9:00 am until 2:00 pm, Monday, February 10, 2025, through Friday, February 14, 2025.

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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