



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
(The links take a little time to load so hang in there!)

[OCEAN](#)

[MONMOUTH](#)

[MIDDLESEX](#)

[MERCER](#)

[ALL](#)

Millstone - Monmouth County Senior Community



Welcome to **Allen House II** an age restricted (55+) community for low and moderate income individuals and households located in Millstone, NJ, Monmouth County. This property has 10 NEW 1-bedroom, 1 Bath units coming in Spring 2025! **Apply on-line to be included in the lottery!** Applications will be accepted through May 19, 2025 at 4PM EST.

Manasquan - Monmouth County

245 Parker Ave, Manasquan, NJ located in Monmouth County! This property has one low-income 1- bedroom apartment for \$1,097 available.

Join the Manasquan rental waiting list by **May 12th, 2025** to be included in the next lottery.



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Keansburg - Monmouth County

Welcome to **Cove on the Bay, Keansburg, NJ**, located in Monmouth County!

This property has 3-bedroom, 2 Bath units available for low income households.



Marlboro - 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](#).



Lacey - Ocean County

Cornerstone at Lacey III, Lacey Twp, NJ located in Ocean County is an income-restricted community offering brand-new, 2- and 3-bedroom apartments.. Join the Lacey III waiting list by **April 30th, 2025** to be included in the next lottery scheduled for May 7th.



Hopewell Twp - Mercer County

Welcome to **Hopewell Parc Apartments** in Hopewell Township, Mercer County, NJ. This property will feature a total of 54 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, April 21st, 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).



Princeton - Mercer County

Welcome to **Residences at Herrontown** located at 900 Herrontown Road in Princeton, Mercer County, NJ. Set on a 3-acre site in the Northern area of Princeton, the community is well situated. It is directly adjacent to various amenities such as a nature preserve named Autumn Hill which contains miles of trails. This property will offer sixty-four (64) affordable units to families earning 50% of the Area Median Income (AMI) or less.

Residences at Herrontown will feature 1, 2- and 3-bedroom units for rent to income-qualified households.

A random selection will be held for all preliminary applications received **on or before 11:00 PM, April 30th, 2025**, after which the waiting list may be closed.



Bridgewater - Somerset County

Welcome to **Bridgewater Court Apartments** in Somerset County. A total of 40, 1 - , 2 - , and 3- bedroom very low, low and moderate income apartments have been set aside for income qualified households.

A random selection will be held for all preliminary applications received **on or before 1:00 PM, April 21st, 2025**, after which the waiting list may be closed. This is an existing property and all new members will be added to the current waiting list after the lottery has taken place.



Raritan - Somerset County

Welcome to **33 Second Street** in Raritan, Somerset County. A total of 2 one - and , two - bedroom low and moderate income apartments have been set aside for income qualified households. **A random selection will be held for all preliminary applications received **on or****

before 1:00 PM, May 15th, 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).



Madison - Morris County

Welcome to **The Forum** located at 28 Walnut Street in Madison, Morris County, NJ. This property will be 100% affordable for low and moderate-income households at 60% Area Median Income (AMI) or less. The Forum at Madison will feature a total of 43 townhouse-style apartments; 1, 2- and 3-bedroom

units for rent to income-qualified households.

A random selection will be held for all preliminary applications received **on or before 11:00 PM, April 30th, 2025**, after which the waiting list may be closed.



Little Falls - Passaic County

Welcome to **Manor at Little Falls**, located in Bergen County! 1 very low-income 3-bedroom apartment for \$746, 1 low-income 3-bedroom apartment for \$1,372, and 1 moderate-income 3-bedroom apartment for \$1,685 per month will be available.

Join the Little Falls rental waiting list by **April 28th, 2025** to be included in the next lottery. Up to one month of rental assistance is available from Little Falls Township for applicants moving into a deed restricted rental apartment.



Glen Rock - Bergen County

Welcome to **Glen Rock Apartments** in the Borough of Glen Rock, Bergen County, New Jersey. This property will feature a total of 14 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, April 15th, 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).



Haworth - Bergen County

Welcome to **160 Terrace Street** Haworth, NJ in Bergen 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, April 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 1, comprising 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

The Place at Burlington features one-, two-, and three bedroom apartment homes. The Place at Burlington offers it all – a great location, a fabulous community and an unbeatable value that makes it all affordable.



Cherry Hill- Camden County **Seniors or eligible people with disabilities**

Welcome to **Weinberg Commons**, located in Cherry Hill, Camden County. This property has 1-bedroom, 1- bath units available for **seniors or eligible people with disabilities**. For more information, click [here](#).



Berlin- Camden County **Senior Community**

Welcome to **Lonaconing**, located in Berlin, Camden County. This property has two 1-bedroom, 1- bath units available for **55+ moderate income eligible**.

Beautiful garden style family community. Washer & Dryer hook-up in apartment. Units are assigned at random. Do not wait and apply today!

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!

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
-

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!

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.
(The links take a little time to load so hang in there!)

[OCEAN](#)

[MONMOUTH](#)

[MIDDLESEX](#)

[MERCER](#)

[ALL](#)



Berkeley/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!

Tinton Falls - Monmouth County

An ownership opportunity has become available Located at Spring Meadows 7 **Spring Meadow - Tinton Falls, NJ** in Monmouth County, this 1-bedroom condominium is available to purchase for \$91,763.

For more information click [HERE](#).



Monroe Twp - Middlesex County



An ownership opportunity has become available
Located **1114 Morning Glory Drive - Monroe Township, NJ** in Middlesex County, this 1-bedroom condominium is available to purchase for \$104,484.
For more information click [here](#).

Perth Amboy - Middlesex County



Two ownership opportunities have become available with Habitat for Humanity on **99 & 101 Pearl Street, Perth Amboy, NJ** in Middlesex County.

Applications are now being accepted for two low- to moderate-income three-bedroom homes in Perth Amboy, New Jersey. The single-family new construction homes will be sold as affordable housing to the selected applicants. The sale price will range from \$170,000 for low-income applicants to \$230,000 for moderate-income applicants. **U.S. military veterans will receive preference and are encouraged to apply.**

The two-story homes will feature three bedrooms, two full bathrooms and a garage. The homes will be ENERGY STAR certified.

Interested applicants must attend one mandatory in-person or virtual meeting / information session to qualify. The random selection for eligible applicants will be held on **May 29, 2025**. This is an equal housing opportunity.

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](#).

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



The logo for housingall.org features a small house icon with a blue roof and a white body, positioned above the text 'housingall.org' in a bold, blue, sans-serif font.

Thank You And See You Next Month!



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



The NeighborWorks logo features a stylized house icon with a blue roof and a white body, positioned above the text 'NeighborWorks' in a bold, blue, sans-serif font, with 'CHARTERED MEMBER' in a smaller font below it.

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