



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](http://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 55+ 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.



**AVON**  
LAKEVIEW TOWNHOMES

### Avon by the Sea - Monmouth County

Welcome to **Avon Lakeview** in Avon-by-the-Sea, Monmouth County, New Jersey. This property will feature a total of 4 family homes; 1- and 2- 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, June 3rd, 2025, after which the waiting list may be closed.**

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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.

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### 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](#).

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### Toms River - Ocean County

Welcome to **Toms River Crescent, Toms River, NJ**, located in Ocean County! This property has:

3-bedroom, 2 bath units [HERE](#)

and

2-bedroom, 1 bath units [HERE](#)

available for low income households now.



### Plainsboro - Middlesex County

**The Place at Plainsboro** is an income-restricted community offering 3-bedroom, 2 bath apartments.

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

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### Monroe Twp. - Middlesex County

**Valor Pointe Veteran Housing** is an income-restricted community offering brand new 1-bedroom, 1 bath apartments to veterans. Valor Pointe is located in Monroe Township, close to shops, restaurants, and with easy access to transportation. These 80 apartment homes will feature spacious floor plans with large bedrooms and bathrooms, modern finishes, ample closet

space, and balconies. Of the 80 apartments, 37 will be dedicated specifically to Veterans. The 43 remaining apartments at Valor Pointe will have a waitlist preference for Veterans. Community amenities such as a fitness center, a great room, onsite laundry, and professional onsite management, will make you feel right at home.

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### Haddonfield - Middlesex County

**The Place at Haddonfield** is an income-restricted community offering 1-, 2-, 3-bedroom, apartments.

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

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### Raritan - Somerset County

Welcome to **33 Second Street** in Raritan, NJ 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).

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### **The Cliffs on Hudson - Bergen County**

The Cliffs on Hudson located in Bergen County will have 1-, 2-, 3-bedroom, apartments available for income-qualified households. For more information, click [here](#).

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### **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](#).

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### **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.

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### **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](#).

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## 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!

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## 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!

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## Barnegat - Ocean County Senior Community

Brand new 2-bedroom low 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 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!

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## 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!

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## 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

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## 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](#)



### Denville - Morris County

Multiple ownership opportunities have become available located at **The Villages at Mason Ridge, Denville, NJ** in Morris County for very low, low, moderate incomes. Offering **BRAND NEW** 1-, 2, 3-bedroom condominiums for purchase. .Unit

assignment is done at random based on availability and priority order. **Join the Denville ownership waiting list by 6/27/2025 to be included in the next lottery. Pets allowed!**

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## 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!**



## Red Bank - Monmouth County

An ownership opportunity has become available Located at **Cedar Crossing - Red Bank, NJ** in Monmouth County, this 3-bedroom, 2-bath condominium is available to purchase for \$231,713.

**Pre-Application Deadline 05/31/25**

For more information click [here](#).

**Pets allowed!**



## New Brunswick - Middlesex County

An ownership opportunity has become available Located **54 Drift Street - New Brunswick, NJ** in **Middlesex County**, this 3-bedroom, 1.5 Bath home is under construction and available to purchase for \$150,000. For more information click [here](#).

**Pets allowed!**



## 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.

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## 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.

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## 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](mailto:mherring@habitatmonmouth.org) | 732-728-0441 ext. 311

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# Open Section 8 Waiting Lists

[CLICK HERE FOR MOST UPDATED LISTS](#)

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## Bergen County Waiting List

KDC Management Company, who manages two section 8 buildings in Bergen County, are reopening their waitlists as of today. Applications are available to families with limited income. Qualifications will be based on Section 8 Federal Guidelines.

The buildings are:

- Alston Arms located in Hackensack along Lehigh & Newman Street.
- Pindle East located in Englewood on Pindle Avenue.

Options in obtaining the application:

- Calling to request applications began April 21st until Friday June 27th between the hours of 10:00am - 3:00pm at (516)-466-6520 Ext. 24.
- Email to request at [applications@amsrft.com](mailto:applications@amsrft.com) which can be emailed back or fax to (516)446-0643.
- Written request to the address below:

KDC Management Company, LLC 98 Cutter Mill Road Suite 240 S Great Neck, NY 11021



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## 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.

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## 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.

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## 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**

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### **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](http://nj.gov/njhrc)**



 **housingall.org**

Thank You And See You Next Month!



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