



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.



NEW FEATURE ALERT
ALL RENTAL OPPORTUNITIES
ARE NOW CURATED FOR ALL AGES!
CHECK OUT OUR DESIGNATED SECTION FOR
Senior Community Rental Opportunities
LISTED IN PURPLE 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](#)

[SEARCH ANY
COUNTY](#)



Middletown - Monmouth County

Coming soon! **The Place at Middletown Walk** located in Middletown Twp., Monmouth County is an income-restricted community offering brand-new, 1-, 2- and 3-bedroom Apply [here](#).

Toms River - Ocean County

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



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



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.



West Windsor - Mercer County

Welcome to **Avalon W Squared at Princeton Junction, Mercer County**. A total of 100 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, 7/29/25, 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).



South Amboy - Middlesex County

Welcome to **The Pearl at Station Bay, in the City of South Amboy, Middlesex County**. A total of 10 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, July 30th, 2025, after which the waiting list may be closed.**

Moorestown - Burlington County

Residences at Harper is a brand new 76-unit family housing development in **Moorestown, NJ, Burlington County**. This property has 3-bedroom, 2 Bath units available. 100% of the units will be affordable to residents with household incomes at or



below 60% of the Area Median Income (AMI) for Burlington County. Moorestown has Burlington County's top school system and the state's 10th-best overall, according to Niche's 2024 Best Schools and Districts.



Parsippany - Troy Hills

Lexica located in Parsippany-Troy Hills, NJ in Bergen County will have a total of 65 1-, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households. **Join the Parsippany-Troy**

Hills rental waiting list by 7/17/2025 to be included in the first random drawing.



Parsippany - Troy Hills

Avalon Parsippany located in Parsippany-Troy Hills, NJ in Bergen County will have a total of 51 Studio, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households.

Join the Parsippany-Troy Hills rental waiting list by 7/17/2025 to be included in the first random drawing.



Parsippany - Troy Hills

Avalon Parsippany located in Parsippany-Troy Hills, NJ in Bergen County will have a total of 18 1-, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households.

Join the Parsippany-Troy Hills rental waiting list by 7/17/2025 to be included in the first random drawing.



New Providence - Union County

Providence Place located in New Providence, NJ in Union County will have a total of 38 1-, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households. **Join the New Providence**

rental waiting list by 7/23/2025 to be included in the first random drawing.

Cranford - Union County

Two affordable apartments at 201 Walnut Ave, Cranford NJ



in Union County are scheduled to begin in Fall 2025, one low-income 1-bedroom apartment and one moderate-income 3-bedroom. [Join the New Cranford rental waiting list by 7/30/2025 to be included in the first random drawing.](#) (9 additional units at 100-126 South Ave will be available in the future.)



Wayne - Passaic County

Avalon Wayne located in Wayne, NJ in Passaic County will have a total of 71 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households. [Join the Wayne rental waiting list by 7/29/2025 to be included in the first random drawing.](#)

Senior Community Rental Opportunities

For lists of current senior community 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](#)

[SEARCH ANY
COUNTY](#)



Monroe Twp.- Middlesex County

55+ Community

Welcome to **The Lofts at Monroe Park!**

This property has:

628 Spotswood-Englishtown Road

1-bed/1bath units [HERE](#) & 2-bed/1bath units [HERE](#)

623 Spotswood-Englishtown Road

2-bed/1bath units [HERE](#)



Middletown- Monmouth County

62+ Community

Welcome to **Bayshore Village!**

This property has:

1-bed/1bath units [HERE](#)

2-bed/1bath units [HERE](#)



Hopewell- Mercer County

55+ Community

Welcome to **Birchwood at Hopewell!**

This property has:

2-bed/1bath units [HERE](#)

Pets Allowed!



Whiting- Ocean County

55+ Community

Welcome to **Birchwood at Whiting!**

This property has:

1-bed/1bath units [HERE](#)

Pets Allowed!



Barnegat - Ocean County

55+ 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! [HERE](#)

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](#)

[SEARCH ANY
COUNTY](#)



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, 6/03/25, after which the waiting list may be closed.



South Brunswick - Middlesex County

Welcome to **Heritage at South Brunswick, Middlesex County, New Jersey**. This property will feature a total of 72 family homes; 1-, 2- and 3- bedrooms very-low, low, and moderate income condominiums for sale to income-qualified households. **A random selection will be held for**

all preliminary applications received on or before 1:00 PM, 7/16/25, after which the waiting list may be closed. There will be a preference for applicants who live or work in in Housing Region 3 (Hunterdon, Middlesex, and Somerset Counties) will be given a preference, pursuant to state regulations and local ordinance.



Mt. Olive - Morris County

Multiple ownership opportunities have become available located at **Silas Condominiums, Mount Olive, NJ** in Morris County for low to 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 Mount Olive ownership waiting list by 7/21/2025 to be included in the first random drawing. Pets allowed!**



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!**



Barnegat - Ocean County **55+ Community**

Ownership opportunities are available located at 750 Lighthouse Drive - Barnegat, NJ in Ocean County.

This property has:

2-bedroom, 1 bath condo for \$1800,000 [HERE](#)
and

1-bedroom, 1 bath condo for \$150,00 [HERE](#)

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.
 Berkeley residents only can apply.
Pets allowed!



Toms River - Ocean County

An ownership opportunity has become available
 Located at **1307 Arthur Street - Toms River, NJ** in
 Ocean County, this 1-bedroom, 1-bath condominium
 is available to purchase for \$84,002. **Pets allowed!**



Toms River - Ocean County

An ownership opportunity has become available
 Located at **207 Schley Ave - Toms River, NJ** in
 Ocean County, this 3-bedroom, 1-bath condominium
 is available to purchase for \$153,528.
Pets allowed!



Cove at Howell - Monmouth County

An ownership opportunity has become available
 Located at **417 East Florence Circle - Howell, NJ** in
 Monmouth County, this 2-bedroom, 1-bath
 condominium is available to purchase for \$139,990.



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.

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

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 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

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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CHARTERED MEMBER



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