



affordable housing alliance

Hope. Strength. Community.

HELLO! If you want to receive this bulletin in your email every month instead of downloading it from our other sources then click the **blue** button below.

SIGN UP HERE

If you already signed up, THANK YOU!

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](#)

[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](#).



Wall Twp. - Monmouth County

Welcome to **Traditions at Wall**,
located in Monmouth County!

This property has:

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

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

Applicants will be processed on a "first come, first served" basis, as long as the waiting list remains open.

There will be a preference for applicants who live

and/or work in Housing Region 4 (Mercer, Monmouth and Ocean Counties).



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). Apply [HERE!](#)

Woodbridge - Middlesex County

Welcome to **Sunrise Village, Woodbridge, NJ** located in Middlesex County. A total of six 1 -, 2 -bedroom very low,



low and moderate income apartments will be available for income-qualified households. **Join the Woodbridge rental waiting list by 8/21/2025 to be included in the next lottery.**

Although any income eligible households may apply, residents and workers of Hunterdon, Middlesex, and Somerset counties will be selected before residents of

other counties or states. Apply [HERE](#)!



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.** Apply [HERE](#)!



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. Apply [HERE](#)!



Burlington City - Burlington County

106 E Broad Street located in Burlington City, NJ, Burlington County will have one Studio apartment available for low income qualified household. **Join the Burlington City rental waiting list by 8/11/2025 to be included in the next lottery.** Apply [HERE](#)!



Randolph - Morris County

Woodbrook at Randolph located in Randolph, NJ, Morris County will have a total of 40 1-, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households. **Join the Randolph rental**

waiting list by 8/8/2025 to be included in the first random drawing. Although any income eligible households may apply, residents and workers of Essex, Morris, Union and Warren counties will be



Hopewell - Somerset County

Hopewell Crossing located in Hopewell, NJ, Somerset County will have a total of three Studio, and 1-bedroom, very low, low and moderate income apartments available for income-qualified households.

Preliminary applications will be accepted until 10/20/25 and will be included in a random selection process (AKA "lottery"). Preliminary applications received after that date will be processed on a first come, first serve basis. [Apply HERE!](#)



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. [Apply HERE!](#)



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.) [Apply HERE!](#)



Cranford - Union County

Riverfront at Cranford Station located in Cranford, NJ in Union County will have a total of 19 1-, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households. **This is an existing list and available units are very limited. Applicants currently**

on the waiting list will have priority. A random selection will be held for all preliminary online applications submitted on or before 1:00 PM, August 18th, 2025, after which the waiting list may be closed. [Apply HERE!](#)



West Caldwell - Essex County

Greenwich House located in West Caldwell, NJ in Essex County will have a total of seven 1-, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households. **Join the West Caldwell**

rental waiting list by 8/19/2025 to be included in the first random drawing. Although any income eligible households may apply, residents and workers of Essex, Morris, Union and Warren counties will be selected before residents of other counties or states. Apply [HERE](#)!



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.](#) Apply [HERE](#)!



Parsippany - Bergen County

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.](#) Apply [HERE](#)!



Parsippany - Bergen County

The 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.](#) Apply [HERE](#)!



Parsippany - Bergen County

The Lawrence 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.](#) Apply [HERE](#)!

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](#)



Middletown- Monmouth County

62+ Community

Welcome to **Bayshore Village!**

This property has:

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

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



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](#)



Hopewell- Mercer County

55+ Community

Welcome to **Birchwood at Hopewell!**

This property has:

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

Pets Allowed!



Forked River - Ocean County

55+ Community

Welcome to **Heritage Village
at Seabreeze Apartments in Forked River!**

This property has:

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

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 1-, & 2-bedroom apartments for low & moderate incomes 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. Links to apply all available listings [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](#)

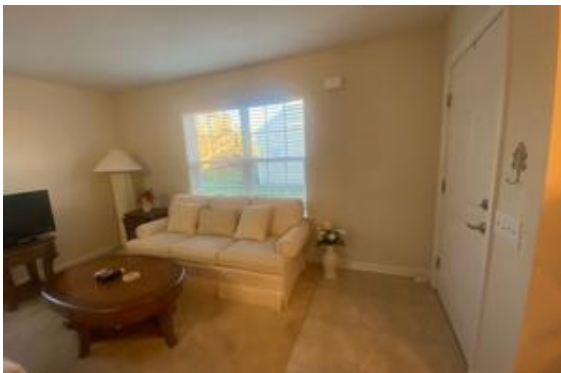
[MERCER](#)

[SEARCH ANY
COUNTY](#)



Freehold - Monmouth County **55+ Community**

Welcome to **Regent Oaks at Freehold** located in Monmouth County, New Jersey. This 2- bedroom, 1- bath condominium is available for purchase \$55-185K for income qualified households. Listing [HERE](#)



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. Listing [HERE](#)



[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. Listing [HERE](#)



[West Caldwell - Mercer County](#)

55+ Community

Welcome to **Regency at West Windsor, Mercer County, NJ**. This 55+ Community will feature a total of 22 condominiums; 2-bedroom very-low, low, and moderate income units for sale to income-qualified households. **A**

random selection will be held for all preliminary applications received on or before 1:00 PM, 8/25/25, 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). Listing [HERE](#)



[Hopewell Twp.- Mercer County](#)

Four 2-bedroom condos available for purchase located in Hopewell Twp. in Mercer County.
Listings [HERE](#)

205 Castleton Court
205 Dunleigh Court
205 Moore Court
209 Castleton Court



[Moorestown - Burlington County](#)

Multiple ownership opportunities have become available located at the **Villages at Moorestown** located in Morris County for very-low, low to moderate incomes. Offering 30 2-, 3- bedroom condominiums for purchase. **Join the Moorestown**

ownership waiting list by 8/18/2025 to be included in the first random drawing. Although any income eligible households may apply, residents and workers of Burlington, Camden, or Gloucester counties will be selected before residents of other counties or states.
Listing [HERE](#)

[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!

Listing [HERE](#)



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. **Join the Mount Olive**

ownership waiting list by 7/21/2025 to be included in the first random drawing.

Unit assignment is done at random based on availability and priority order. Listing [HERE](#)



Randolph - Morris County

Multiple ownership opportunities have become available located at the **Oaks at Randolph** in Morris County for very-low, low to moderate incomes. Offering **28** 2-, 3- bedroom condominiums for purchase. **Join the Randolph ownership waiting list**

by 8/15/2025 to be included in the first random drawing. Although any income eligible households may apply, residents and workers of Essex, Morris, Union and Warren counties will be selected before residents of other counties or states.

Listing [HERE](#)



Montville - Morris County

Multiple ownership opportunities have become available located at **Doremustown Estates** Montville, NJ located in Morris County for very-low, low to moderate incomes. Offering **12** 2-, 3- bedroom condominiums for purchase. **Join the Montville**

ownership waiting list by 8/14/2025 to be included in the first random drawing. Unit assignment is done at random based on availability and priority order.

Listing [HERE](#)



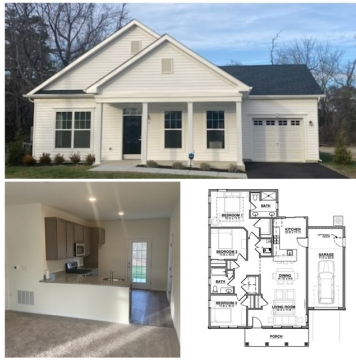
Montville - Morris County

Multiple ownership opportunities have become available located at **Doremustown Village** Montville, NJ located in Morris County for very-low, low to moderate incomes.

Offering **two** 3- bedroom condominiums for purchase.

Join the Montville ownership waiting list by 8/14/2025 to be included in the first random drawing.

Listing [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.

Listing [HERE](#)



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](#)



Stafford - Ocean County

55+ Community Manufactured Homes

Multiple ownership opportunities are available located in Stafford Twp. in Ocean County.

17 Perry's Ln - 2bed/2bath for \$88K+ [HERE](#)

24 Fort Lee Dr - 2bed/1bath for \$82K+ [HERE](#)

14 Ravens Rock Rd - 2bed/1bath for \$91K+ [HERE](#)



Stafford - Ocean County

Manufactured Homes Community

Multiple ownership opportunities are available located in Stafford Twp. in Ocean County.

124 Perry's Ln - 2bed/2bath for \$108K+ [HERE](#)

21 Baltimore Ave - 3bed/2bath for \$135K+ [HERE](#)

20 Baltimore Ave - 3bed/2bath for \$149K+ [HERE](#)

*Want to know more about purchasing a Manufactured Home? The AHA offers an education course to Monmouth, Ocean & Mercer County residents.
Call 732-547-3929 for more info*

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

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

RAD Section 8 Project-Based Voucher

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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