



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](#)



Farmingdale - Monmouth County

Welcome to **The Willows at Collingwood Park**, located in Farmingdale, NJ, Monmouth County!

This property has:

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

Pets Allowed!



Keansburg. - Monmouth County

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

This property has:

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

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



Wall Twp. - Monmouth County

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

This property has:

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

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



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](#).



Lacey - Ocean County

Welcome to **Cornerstone at Lacey**,
located in Forked River, NJ, Ocean County!

This property has: 2-bedroom, 1 bath units [HERE](#) & 3-bedroom, 2 bath units [HERE](#)



Toms River - Ocean County

Welcome to **Green Meadows at Pleasant Plains** Located
in the Township of Toms River, Ocean County. This
property has:

1-bedroom, 1 bath unit [HERE](#)

Manahawkin - Ocean County

Welcome to **Cornerstone at Grassy Hollow** Located in



the Manahawkin, Ocean County. This property has:
2-bedroom, 1 bath units [HERE](#)



Metuchen - Middlesex County

The Kempson, located in Metuchen, NJ, Middlesex County will have a total of **41** 1-, 2-, 3-bedroom, very low, low and moderate income apartments available for income-qualified households. **Join the Metuchen rental**

waiting list by 10/16/2025 to be included in the first random drawing. 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!](#)



Woodbridge Twp - Middlesex County

Welcome to **Autumn Hills**, a brand new luxury rental community located in the Township of Woodbridge, Middlesex County, New Jersey. A total of 24 apartments, consisting of 1-, 2- and 3- bedroom units, will be available to qualified very-low, low and moderate income

households at reduced rents. **Please Note: Applicants from Middlesex, Hunterdon and Somerset Counties will be given a priority pursuant to regulations set forth by the New Jersey Department of Community Affairs and the Township of Woodbridge. 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, 9/05/25, after which the waiting list may be closed.**

Apply [HERE!](#)



West Windsor - Mercer County

Welcome to **Princeton Ascend** in West Windsor. Located in Mercer County, these apartments are designed to meet West Windsor Township's "fair share" of the growing need for affordable housing in New Jersey. This development offers 5 affordable 1-, 2-, and 3 - bedroom

apartments. These apartments are available to qualified applicants whose combined household income meets the criteria for affordable housing. **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, 10/28/25, after which the waiting list may be closed.** Apply [HERE!](#)



Ewing TWP- Mercer County

Welcome to Ewing Town Center,
located in Mercer County!

This property has:

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

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

1-bedroom, 1 bath units [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!](#)**



Denville - Morris County

Welcome to **Station Village**, Located in Morris County, this development has a 3-bedroom unit available for low-income households and a 1-bedroom unit available for moderate-income households. **Join the Denville rental waiting list by 9/04/25 to be included in the next lottery.**

Apply [HERE!](#)



Morristown - Morris County

Welcome to **George Street Commons**, located in Morristown in Morris County. Two 2-bedroom, (1) low and (1) moderate income apartments are expected to be ready for occupancy in Fall/Winter 2025 (Schedule

subject to change). **Join the Morristown Rental Waiting list by 9/02/25 to be included in the random lottery number drawing to determine priority order.** 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!](#)**

Morris Twp - Morris County

Welcome to **Morris Market Place Apartments** in Morris Township. Located in Morris County, these apartments are designed to meet Morris Township's "fair share" of



the growing need for affordable housing in New Jersey. This development offers 60 affordable 1-, 2-, and 3-bedroom apartments. These apartments are available to qualified applicants whose combined household income meets the criteria for affordable housing. **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, 10/27/25, after which the waiting list may be closed. Apply [HERE!](#)



Riverdale - Morris County

Welcome to 57 Hamburg Turnpike in Riverdale, Morris County. A one- bedroom low income apartment has been set aside for income qualified households.

A random selection will be held for all preliminary applications received on or before 1:00 PM, 9/08/25,

after which the waiting list may be closed. There will be a preference for applicants who live and/or work in Housing Region 2 (Essex, Morris, Union and Warren Counties). Apply [HERE!](#)



Far Hills - Somerset County

Welcome to Riverview at Far Hills, Somerset County. A total of 9 two- and three- 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,

9/04/25, 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). ATTENTION: This property is being built in phases and not all units are available in the first phase. The rents and floor plans are subject to change for the 4 units in phases 2 and 3. Apply [HERE!](#)



Hopewell - Somerset County

Hopewell Crossing located in Hillsboro, 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!](#)

Roseland- Essex County

Welcome to **Avalon Becker Farm**, located at 6 Becker Farm Road, Roseland in Essex County. Thirty-Six 1-,2-,



3-bedroom, very low, low and moderate income apartments available for income-qualified households. NEW affordable apartments are expected to be ready for occupancy in Fall 2025 (subject to change). **Join the Roseland Rental Waiting list by 9/05/25 to be included in the random lottery number drawing to determine priority.**

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](#)!**

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](#)



Barnegat - Ocean County 55+ Community

Welcome to **Cornerstone at Barnegat!**

This property has:

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



Manchester- Ocean County 55+ Community

Welcome to **Birchwood at Whiting!**

This property has:

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

[Barnegat - Ocean County](#)



55+ Community. KEE

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](#)



Branchburg - Monmouth County

62+ Community

Welcome to **Bayshore Village!**

This property has:

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](#)



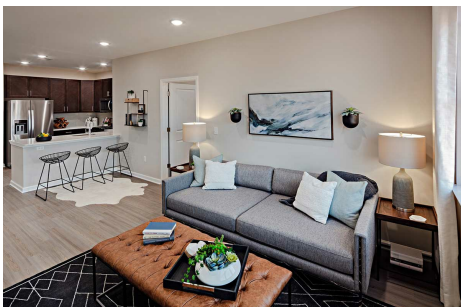
Ocean- Monmouth County **Seniors & People with Disabilities** **Community**

Welcome to **Heritage Village at Oakhurst!**

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](#)



Cranbury- Middlesex County 55+ Community

Welcome to **Birchwood at Cranbury!**

This property has:

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

Pets Allowed!



Avenel- Middlesex County 62+ Community

Welcome to **Maple Tree Manor!**

This property has:

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

Pets Allowed!



Lawrenceville - Mercer County 55+ Community

Welcome to **Heritage Village at Lawrence!**

This property has:

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

Pets Allowed!



Hopewell- Mercer County 55+ Community

Welcome to **Birchwood at Hopewell!**

This property has:

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

Pets Allowed!



Hamilton- Mercer County

55+ Community

Welcome to **Twin Ponds** located in Hamilton!

This property has:

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

Pets Allowed!



HomeSharing™

Do you live in Monmouth or Ocean County?

Does your parent need help with housework, grocery shopping, or small errands?

Could you benefit from rental income for an available room in your home?

Contact us to learn how we can help you.

(908) 526-4663

Info@homesharing.org

Visit us at [HomeSharing.org](https://www.Homesharing.org)

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](#)

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[SEARCH ANY
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Eatontown - Monmouth County Manufactured Home Community

Multiple ownership opportunities are available located at **Pine Tree Manufactured Home Park** in Eatontown, NJ, Monmouth County.

Ready for occupancy Fall 2025 for qualifying individuals.

(Pictured)

49 Scheri Ln - **BRAND NEW** - 3bed/2bath for \$174,725, site rent \$669

24 Scheri Ln - Pre-Built - 2bed/1bath for \$72,000, site rent \$599 (not-pictured)

Site rent is monthly. Includes water, sewer and garbage. **No property taxes.**

Join Pine Tree's ownership waiting list by 9/15/2025. Apply [HERE](#)

Special financing available with 20-year fixed low interest rate loans as low as 8.75% APR for qualifying candidates from Amboy Bank.

*Why rent when you can own your own home in Pine Tree?
The Pine Tree Community is conveniently located on Highway 35 in the heart of Eatontown.
Just minutes from shopping, employment, restaurants, beaches, and more!*



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](#)



Marlboro - Monmouth County

An ownership opportunity has become available Located at **10 Thrasher Court - Marlboro, NJ** in Monmouth County, this 2-bedroom, 1-bath condominium is available to purchase for \$92,613.

Listing [HERE](#)



Hopewell Twp.- Mercer County

Four 2-bedroom condos available for purchase located in Hopewell Twp. in Mercer County.

Listings [HERE](#)

107 Castleton Court for \$121,117
203 Castleton Court for \$155,376
205 Moore Court for \$175,000
205 Dunleigh Court for \$178,400



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](#)

Whitehouse Station - Hunterdon County

Two ownership opportunities have become



available with Raritan Valley Habitat for Humanity at **17A and 17B James Street in Whitehouse Station, NJ in Hunterdon County.**

These two-single family homes are two sides of a duplex and each feature 3 bedrooms, 1.5 bathrooms, approximately 1350 square feet for \$180K each. Construction is expected to be completed around April of 2026.

Applications are now being accepted for two low income families. Households must qualify as low-income according to UHAC maximum levels for Region 3 (Hunterdon, Middlesex and Somerset Counties). All applicants must attend ONE MANDATORY orientation session available on Zoom or in person. **Pre-application deadline 9/17/25*. Random selection drawing 9/22/25 to determine order in which applicants will be certified.** Listing [HERE](#)



Lacey TWP - Ocean County

Multiple ownership opportunities have become available located at **Lacey Pines** Lacey Twp., NJ in Ocean County for very-low, low to moderate incomes. Offering 14 1-, 2-, 3- bedroom condominiums for purchase and ready for occupancy

Fall/Winter 2025. **Join the Lacey Twp. ownership waiting list by 9/12/2025 to be included in the random lottery number drawing to determine priority order.** 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.

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.

AHA affordable housing alliance
Hope. Strength. Community.

**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.

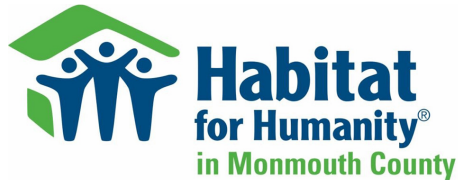
Edison - Middlesex County

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, Public Housing, and Project-Based Voucher Waiting Lists

[CLICK HERE FOR OPEN SEC 8 VOUCHER WAITING LISTS](#)

[CLICK HERE FOR OPEN NJ PUBLIC HOUSING](#)

[CLICK HERE FOR OPEN PROJECT BASED VOUCHERS](#)

[Get the 411 on how to use your voucher here.](#)

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



Thank You And See You Next Month!



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732-389-2958 | info@housingall.org



THE AFFORDABLE HOUSING ALLIANCE | like us. follow us. support us.



Affordable Housing Alliance | 3535 Rt 66 Parkway 100 Complex | Neptune, NJ 07753 US

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