



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.



Hey there,

We are always looking for ways to improve the content of our Housing Bulletin.

We want to know what counties you want to see most! Please take this short survey so we can better serve you. [CLICK HERE](#)

RENTAL OPPORTUNITIES

For lists of current affordable homes to rent or to **get on their waiting lists** 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](#)



Waretown - Ocean County

Ocean Isle is a brand new 18-unit family housing development in **Waretown, NJ, Ocean County**. This property has 1-, 2-, 3-bedroom units available for very-low, low, and moderate income qualified

families. **Please submit a preliminary application and join the Ocean Twp (Ocean Cnty) Rental Waiting list by 11/06/25 to be included in the random lottery number drawing to determine priority order.** Although any income eligible households may apply, residents and workers of Mercer, Monmouth, and Ocean counties will be selected before residents of other counties or states. Apply [HERE!](#) Pets Allowed!



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](#)



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](#).



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 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](#)!



PRINCETON ASCEND



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**
TOWN CENTER

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](#)



Newark - Essex County

The Mercer Apartments are located in Newark, NJ, Essex County. This property has SIXTEEN 1-bedroom and SIX 2-bedroom units available to rent for very-low, low, and moderate income qualified families. **Please submit a preliminary application to join the Rental Waiting list by 11/13/25 to be included in the random lottery drawing to determine priority order.** Although any income eligible households may apply, veterans, residents and workers of Newark will be selected before residents of other counties or states.

Apply [HERE!](#)



Hainesport - Burlington County

Cornerstone at Hainesport in Burlington County is a brand new 72-unit premium income-restricted apartment community located along Creek Road in the Burlington County township of Hainesport. very low, low and moderate income apartments available for qualified households. **To be considered for the random selection process (lottery), preliminary applications must be received by our office no later than 5:00 PM on 10/06/25.**

Apply [HERE!](#)



Burlington Twp. - Burlington County

J Centra Burlington Phase II, located in Burlington Twp., Burlington County will have a total of 100 new 1-, 2-, 3-bedroom apartments available for rent to very low, low and moderate income qualified households. Pets are allowed - fees & restrictions apply. **Join the Burlington Township rental waiting list by 11/14/2025 to be included in the next lottery.** Although any income eligible households may apply, residents and workers of Burlington, Camden, and Gloucester counties will be selected before residents of other counties or states. 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!](#)**



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!](#)**



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!](#)**

Senior Community Rental Opportunities

For lists of current senior community affordable homes to rent or to **get on their [waiting lists](#)** by county click the links below

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

[**OCEAN**](#)

[**MONMOUTH**](#)

[**MIDDLESEX**](#)

[**MERCER**](#)

[**SEARCH ANY
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Old Bridge - Middlesex County **55+ Community**

Vision Riverside is a 55+ community and is located at 105 Old Matawan Road, **Old Bridge in Middlesex County.** Four NEW affordable 55+ studio apartments

are expected to be ready for occupancy in Fall / Winter 2025 (subject to change) for very-low, low to moderate income qualified residents. Pets are prohibited. **Join the Old Bridge rental waiting list by 11/10/2025 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!](#)



Colonia - Middlesex County

62+ Community

Welcome to Reinhard Manor!

This property has:

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

Pets Allowed!



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!



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](#)



Tinton Falls - Monmouth County

55+ Community

Welcome to **Meadow Brook Apartments!**

This property has:

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



Trenton - Mercer County

55+ Community

Welcome to **Independence Gardens!**

This property has:

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



Lawrenceville - Mercer County

55+ Community

Welcome to **Heritage Village at Lawrence!**

This property has:

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

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

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](#)



Cherry Hill - Camden County

An ownership opportunity has become available with Habitat for Humanity of South Central NJ at 117 West Chapel Hill, Cherry Hill, NJ, Camden County. This single-family completely renovated

home features 3 bedrooms, 2 bathrooms, approximately 1107 square feet. Estimated move-in date Summer 2026. Applications are now being accepted until 11/18/25. Income restrictions apply. Listing [HERE](#)



Rockaway - Morris County

TWO single-family ownership opportunities have become available with Greater Middlesex & Morris Habitat for Humanity on **Valley View Dr.**

ONE 3-bedroom/2-bathroom

ONE 4-bedroom/2-bathroom

Applications are now being accepted until 5:00pm on 10/31/25.

Income restrictions apply. Listing [HERE](#)



Hopewell Twp. - Mercer County

Hopewell Pare Lofts is located in Hopewell Township, Mercer County. TEN new affordable 2-bedroom condominium units will be available for purchase to very-low, low, moderate income qualified households. Pets

are permitted: restrictions and fees apply. **Join the Hopewell ownership waiting list by 12/1/2025 to be included in the first random drawing.** Although any income eligible households may apply, residents and workers of Mercer, Monmouth, and Ocean counties will be selected before residents of other counties or states. Apply [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 (pictured)

205 Dunleigh Court for \$178,400

Ocean Breeze
Point Pleasant



Point Pleasant - Ocean County

Welcome to **Ocean Breeze** in Point Pleasant, Ocean County, New Jersey. This property will feature a total of three; 1-, 2-, and 3- bedrooms very-low, low and moderate income homes for sale to income-qualified households. **A random selection will be held for all**

preliminary applications received on or before 1:00 PM, November 5th, 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). Apply [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.
21 Baltimore Ave - 3bed/2bath for \$135K+ [HERE](#)
20 Baltimore Ave - 3bed/2bath for \$149K+ [HERE](#)
(Pictured) 124 Perry's Ln - 2bed/2bath for \$108K+ [HERE](#)



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. 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](#)



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. NO WAITING LIST!

Pets allowed!

Listing [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

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

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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