



affordable housing alliance

Hope. Strength. Community.

December 2025

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 links found below after the For Purchase listings.



A Message for our Readers

We want to thank everyone who participated in the survey. Your feedback has been valuable in adding more features to the AHA Housing Opportunity Bulletin.

Many readers asked us to include more details in each housing listing. Since we curate the bulletin from publicly posted opportunities across many different sources, we do not have access to

information beyond what the property managers share. For consistency, we tend to streamline all listings to include location, application dates/links, unit size, & income limits.

For specific details—including rent, amenities, accessibility, utilities, or application status—please contact the listing agent directly using the 'Apply HERE' click through link provided.

We truly appreciate your understanding and are grateful that the bulletin continues to support you in your housing search.

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!)

[ATLANTIC](#)

[BERGEN](#)

[BURLINGTON](#)

[CAMDEM](#)

[CAPE MAY](#)

[ESSEX](#)

[MERCER](#)

[MIDDLESEX](#)

[SEARCH ANY
COUNTY](#)

[MONMOUTH](#)

[MORRIS](#)

[OCEAN](#)

[UNION](#)

NORTH JERSEY COUNTIES

(Bergen, Essex, Hudson, Morris, Passaic, Sussex, and Warren)



Hillsdale - Bergen County

Welcome to **Deauville Apartments**,
located in Bergen County!

This property has:

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



Bergenfield - Bergen County

51-59 Bedford Avenue, located in Bergenfield, NJ,
Bergen County will have a total of ONE 1-bedroom, low
income apartment available for qualified households.

**Join the Bergenfield rental waiting list by 12/18/2025 to
be included in a random number drawing to determine priority order.** Although any income eligible
households may apply, residents and workers of Bergen, Hudson, Passaic, and Sussex counties
will be selected before residents of other counties or states.

Apply [HERE](#)!



Newark - Essex County

The Urban League of Essex County Opportunity Corporation has
EIGHT 3-bedroom affordable housing units available for rent & purchase,
located on **Camden Street and along Fairmount Avenue in Newark, NJ**. Our
units are strictly designed to accommodate families of 3 to 6 people. The
housing is under development by the Urban League of Essex County

Opportunity Corporation and is available for low- and moderate-income households. **We are currently accepting applications to be included in the random selection, join the waiting list . Apply [HERE!](#)**



East Orange - Essex County

Welcome to **Chestnut Park**,
located in Essex County!

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



Jersey City - Hudson County

For your information: The City of Jersey City maintains their own site with **Affordable Housing Resources and listings**. You can access their site [HERE](#) and explore their menu including: Recent Affordable Housing Postings, Affordable Housing Lottery Calendar, and more.

CENTRAL JERSEY COUNTIES

(Hunterdon, Mercer, Middlesex, Monmouth, Somerset, and Union)



Flemington - Hunterdon County

The Residences at Court House Square, located in Flemington, NJ, Hunterdon County will have a total of **FOURTEEN** NEW 1-, 2- and 3-bedroom, very-low, low, to moderate income apartments available for qualified

households. **Join the Flemington rental waiting list by 12/15/2025 to be included in a random number drawing to determine priority order.** 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!](#)



Lawrence - Mercer County

Stewards Crossing offers a total of 36 low- and moderate-income rental units as part of Lawrence's fair share obligation for affordable housing. This is an existing property with limited availability and is now accepting new applications.

To submit an online application **Apply [HERE!](#)**



Trenton - Mercer County

Welcome to 212 & 540 N. Clinton Ave., located in Trenton, Mercer County! This property has FIVE newly renovated units: 2 x Studio units & 3 x 2-bedroom, 1 bath units **Please submit your application [HERE](#) by 01/04/26** For questions please

contact Javonne Winborne Jwinbornerealestateagent@gmail.com



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](#)



Lawrence - Mercer County

Welcome to Oasis at Princeton, located in Mercer County!

This property has:

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



Avenel - Middlesex County

Station Village at Avenel located in Middlesex County offers FIFTY 1-, 2-, and 3-bedroom affordable apartments to income qualified applicants. Applicants must first qualify on the basis of gross annual income and are subject to a random selection. **A random selection**

will be held for all preliminary applications received on or before 1:00 PM, December 19th, 2025, after which the waiting list may be closed. NOTE: This is an existing property with a prior waiting list. Applicants currently on the waiting list will have priority. Apply [HERE](#)!



Plainsboro - Middlesex County

NOW LEASING! The Place at Plainsboro located in Plainsboro, Middlesex County is an income-restricted community offering brand-new, 1-, 2- and 3-bedroom Apply [HERE](#).



Sayreville - Middlesex County

NOW LEASING! The Place at Sayreville located in Sayreville, Middlesex County is an income-restricted community offering brand-new, 1-, 2- and 3-bedroom Apply [HERE](#).



Manalapan - Monmouth County

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



Middletown - Monmouth County

NOW LEASING! 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](#).



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!



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](#)



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](#)



Elizabeth - Union County

Welcome to **Westminster Heights**, located in Elizabeth, Union County!

This property has:

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

3-bedroom, 1.5 bath units [HERE](#)



Elizabeth - Union County

Welcome to **Parkers View**,
located in Elizabeth, Union County!

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

SOUTH JERSEY COUNTIES

(Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, Salem)



Galloway - Atlantic County

Cornerstone at Galloway II is Phase 2 of a 3 phase community in **Galloway, NJ, Atlantic County**. This property has brand new 1-, 2-, 3-bedroom units available for very-low, low, and moderate income qualified families.

To be considered for the random selection process

(lottery), preliminary applications must be received by our office no later than 5:00 PM on 12/29/25.

Apply [HERE!](#)

Please note: Cornerstone at Galloway II is Phase 2 of a 3-Phase community. Each phase of this community has its own application that must be completed and submitted. Applying to one phase does not mean you have applied to all of the phases. You must complete and submit an application for each phase separately. **To also apply to Phase I by 12/02/25 go to [HERE](#)**



Lumberton Twp. - Burlington County

The Wexford, located in Lumberton Twp., Burlington County has a total of 43 new 1-, 2-, 3-bedroom apartments available for rent to very-low, low and moderate income qualified households. 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. **This property is now accepting new applications.**

Apply [HERE!](#)



Edgewater Park Twp - Burlington County

130 South Apartments, located in Edgewater Park Twp., Burlington County has a total of 24 new 1-, 2-, 3-bedroom apartments available for rent to very-low, low and moderate income qualified households. 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. **This property is**

now accepting new applications. Apply [HERE!](#)



Woodbury Heights - Gloucester County

The Randall, located in Woodbury Heights, Gloucester County has a total of 34 new 1-, 2-, 3-bedroom apartments available for rent to low to moderate income qualified households. [Join the Woodbury Heights rental](#)

[waiting list by 01/06/2026 to be included in a random number drawing to determine priority order.](#)

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!](#)



Haddonfield - Camden County

5 Affordable Units are available for rent in the charming town of Haddonfield, NJ located in Camden County. All 2 bedroom units are located within walking distance to downtown shops, restaurants, local parks, the train station to Philadelphia, and beyond. To see all units and their amenities, Apply [HERE!](#)



City of Cape May - Cape May County

Welcome to Lafayette Street,

located in Cape May, NJ, Cape May County!

Very-low income qualified 2-bedroom, 1 bath unit [HERE](#)



Toms River - Ocean County

Welcome to Green Meadows at Pleasant

Plains, located in Toms River,

Ocean County!

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



Lacey - Ocean County

Welcome to Cornerstone at Lacey,

located in Forked River, NJ, Ocean County!

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

3-bedroom, 2 bath units [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!)



Newark - Essex County

55+ Community

NOW ACCEPTING ADDITIONAL APPLICANTS!

Welcome to Thomas Street Apartments, located in the City of Newark, Essex County, New Jersey. This property features a total of 52 ONE-bedroom apartments, to income-qualified households. This is a 55 and older community. A random selection was held at 11:00 a.m. on January 15, 2025 for all preliminary applications received on or before 1:00 PM, December 17th, 2024. **This property is now accepting additional applications.** 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

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 **Cornerstone at Branchburg III**

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.

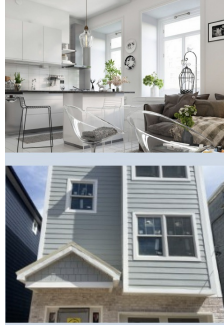
(908) 526-4663

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!)



Newark - Essex County

The Urban League of Essex County Opportunity Corporation has **EIGHT** 3-bedroom affordable housing units available for purchase or rent, located on **Camden Street and along Fairmount Avenue in Newark, NJ**. Our units are strictly designed to accommodate families of 3 to 6 people. The housing is under development by the Urban League of Essex County Opportunity Corporation and is available for low- and moderate-income households. **We are currently accepting applications To be included in the random selection, join the waiting list**. Apply [HERE!](#)



Paterson - Passaic County

TWO ownership opportunities have become available with Habitat for Humanity Passaic County at **122 Belle Ave U2 & 85 N 1st St U2 in Paterson, NJ**. Each condo features 3 bedrooms and 1.5-2 bathrooms. **Apply by December 10th to be included in the next lottery**. Income restrictions apply. Listing [HERE](#)



Paterson - Passaic County

An ownership opportunity has become available with Habitat for Humanity of South Central NJ at **1548 Kern Street, Cinnaminson NJ, Burlington County**. This single-family completely renovated home features 3 bedrooms, 2 bathrooms, approximately 1632 square feet. Estimated move-in date Summer 2026. **Applications are now being accepted until 01/14/26. 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!](#)



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



Stafford - Ocean County **55+ Community Manufactured Homes**

Ownership opportunities are available located in Stafford Twp., 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!*



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.



affordable housing alliance
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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.](#)

[Full List of NJ Housing Authorities](#)

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.

Walters Apartments

Affordable Family & Senior Housing Communities in New Jersey.

Supportive Housing Association of New Jersey

Seeks to enhance lives and accessibility to enable independent living within our communities.

SHA Provides Waitlist Information lists people can apply to:

[Bergen County Waitlists - Apply Today](#)

[Other County Waitlists - Apply Today](#)

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!



3535 Route 66, Parkway 100
Building 4, Neptune, NJ 07753
732-389-2958 | info@housingall.org



NeighborWorks®
CHARTERED MEMBER

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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