

CELEBRATING
35
YEARS

AHA

affordable housing alliance

Hope. Strength. Community.

April 2026

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 curated lists for rentals for all ages & 55+ and for purchase listings 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. Please contact the listing agents for further questions.**

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.

Instructions on how to do your own search can be accessed at this [LINK](#).

If you need further help with your search:

- Call the toll-free, multilingual call center at [1-877-428-8844](tel:1-877-428-8844) for assistance with housing searches.
- The call center is available Monday-Friday, 9 a.m. to 8 p.m. Eastern Time.
- Listing information can be provided by phone, email, mail, and fax.

Easy Electricity Bill Savings

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Lower your electricity bill
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in Just 5 Minutes

- 📱 Scan the QR Code
 - 🌐 Visit JoinSolar.com/AHA
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Have Questions?
Call 732.589.7529



At least 15% discount for new Solar Landscape enrollments.
Subscriptions and at least 15% discount have limited availability.

**USE PROMO
CODE
"AHA"
& SAVE ON
YOUR
ELECTRIC
BILL**

Enroll Here

Be sure to view the entire message to see Open Section 8 lists links found below after the For Purchase listings.

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](#)

[CAMDEN](#)

[CAPE MAY](#)

[CUMBERLAND](#)

[ESSEX](#)

[GLOUCESTER](#)

[HUDSON](#)

[HUNTERDON](#)

[MERCER](#)

[MIDDLESEX](#)

[MONMOUTH](#)

[MORRIS](#)

[OCEAN](#)

[PASSAIC](#)

[SALEM](#)

[SOMERSET](#)

[SUSSEX](#)

[UNION
WARREN](#)

NORTH JERSEY COUNTIES

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



Hillsdale - Bergen County

Welcome to **The Piermont** in Hillsdale, Bergen County. A total of twenty one-, 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, April 28th 2026, after which the waiting list may be closed.

There will be a preference for applicants who live and/or work in Housing Region 1 (Bergen, Hudson, Passaic and Sussex Counties). A lottery will take place on or about 15-20 days from the deadline date. This property will be ready for occupancy on or about April 1st of 2026.

Apply [HERE!](#)



Park Ridge - Bergen County

Welcome to **Woodland Square** in Park Ridge, Bergen County. A total of sixty-eight one-, 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, April 20th, 2026, after which the waiting list may be closed.

There will be a preference for applicants who live and/or work in Housing Region 1 (Bergen, Hudson, Passaic and Sussex Counties). A lottery will take place on or about 15-20 days from the deadline date. This property will be ready for occupancy on or about June of 2026. **Apply [HERE!](#)**



Northvale - Bergen County

Welcome to **The Avalino** in Northvale, Bergen County. A total of five one-, 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, May 18th, 2026, after which the waiting list may be closed. A lottery will take place on or about 15-20 days from the deadline date. This property will be ready for occupancy on or about September of 2026. **Apply [HERE!](#)**

Englewood Cliffs - Bergen County

Welcome to **The Sylvan** in Englewoodcliffs, Bergen County. A total of NINETY new Studio-, 1-, 2-, and 3- bedroom very low-, low- and moderate- income apartments have been set aside for income qualified households. **Join the Englewood Cliffs Rental Waiting list by June 2, 2026 to be included in the random lottery number drawing to determine priority order. If you do not have an email address, call 609-664-2769 ext. 5. Apply [HERE!](#)**



[Paramus - Bergen County](#)

Welcome to **Vermella Paramus** in Paramus, Bergen County. A total of TEN new 1-, 2-, and 3- bedroom very low-, low- and moderate- income apartments are available for income qualified households. **Join the Paramus rental waiting list to be included in the next random selection. The lottery date has not yet been determined.** Apply

[HERE!](#)



[Newark - Essex County](#)

Welcome to **17-19 Livingston St** located in Newark, NJ Essex County. TEN Studio, 1-, & 2-bedrooms apartments have been set aside for income qualified households. **A random lottery will be held for all preliminary applications received on or before 12AM, 5/10/26.** 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!](#)



[West Orange - Essex County](#)

Welcome to **25 Tompkins Street**, located West Orange, NJ Essex County!

This property has:

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

[Jersey City - Hudson County](#)

Welcome to **Vye North and South**, located Jersey City, NJ Hudson County!

This property has units available for income restricted households:



Studio, 1-bathroom units [HERE](#)
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.



[Denville - Morris County](#)

Welcome to the **Estling Village**,
located Denville, NJ Morris County!

This property has units available for income qualified households:

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



[Paterson - Passaic County](#)

Welcome to the **105 Mill Street**
located Paterson, NJ Passaic County!

This property has units available for income qualified households:

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



[Lopatcong - Warren County](#)

Welcome to **Autumn Ridge at Lopatcong** in Warren County. This apartment community offers 30 one-, two-, and three-bedroom very-low-, low- and moderate- income- units, to qualified households who meet the affordable housing criteria. **Apply [HERE!](#)**

CENTRAL JERSEY COUNTIES

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

[Annadale - Hunterdon County](#)

Welcome to **The Willows at Annadale Village**,
located in Hunterdon County!

This property has:

2-bedroom, 1 bath units

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!](#)**



[Ewing TWP- Mercer County](#)

Welcome to **Ewing Town Center**, located in Mercer County!

This property has:

1-, 2-, 3-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](#)



[Princeton - Mercer County](#)

Welcome to **195 Nassau Street** in Mercer County. A total of NINE brand new Studio , 2 - , and 3- bedroom units available for income qualified households. **Preliminary applications received on or before 5/8/2026 will be**

included in a random selection process (AKA "lottery"). Preliminary applications received after this date will be reviewed and eligible applicants will be placed on a waitlist. Income

restrictions apply. **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.](#)**

[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.](#)**



Belford - Monmouth County

Welcome to **Beacon Place**

This property has:

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

Available for immediate occupancy for moderate income qualified households. You can also join the waiting list for when future 1, 2, 3-bedroom units become available. **Join the Beacon Place Waiting List by submitting an application during this time period: Monday, April 6, 2026 at 9:00AM EST through Wednesday, May 6, 2026 at 4:00PM EST. *Application links will open during the designated time period. Please apply during that time. If the application link for this property is no longer active during the application window, it means the waiting list has closed.**



Belmar - Monmouth County

TWO 1- bedroom units available for low & moderate income households at **The Plaza at Belmar in Belmar, NJ**

TWO 1- bedroom unit available for very-low & moderate income households at **Seacoast Commons in Belmar, NJ**

Applications are being accepted until 5:00pm 4/10/26. Please contact rehabconj@gmail.com or (732) 477-7750 with any questions. **APPLY [HERE](#)**



Eatontown - Monmouth County

Welcome to **Spring House**

This property has:

3-bed/1bath single family home [HERE](#)

Available for immediate occupancy for moderate income qualified households. **Join the Spring House Waiting List by submitting an application during this time period: Monday, April 6, 2026 at 9:00AM EST through Wednesday, May 6, 2026 at 4:00PM EST. *Application links will open during the designated time period. Please apply during that time. If the application link for this property is no longer active during the application window, it means the waiting list has closed.**



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!



Holmdel - Monmouth County

Welcome to the **Cornerstone at Holmdel**, located Holmdel, NJ Monmouth County!

This property has 2- and 3-bedroom units available for low & moderate income households.

Apply [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](#)



Long Branch - Monmouth County

Welcome to **118 Broadway Long Branch** – Affordability Units in Long Branch, New Jersey. This property will feature 30 one-, two- and three-bedroom apartments designed for very-low, low, and moderate income households. These apartments have been set aside to

help meet Long Branch's fair-share obligation in addressing New Jersey's growing need for affordable housing. Applicants must qualify based on annual gross household income. Minimum income, maximum income, credit standards, and additional eligibility requirements will apply. **A random selection will be conducted on July 1, 2026, for all preliminary applications received between April 1, 2026, and May 31, 2026, at 11:59 PM.**

Apply [HERE!](#)



Manalapan - Monmouth County

NOW LEASING! 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](#).



Marlboro - Monmouth County

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



[Oceanport - Monmouth County](#)

Welcome to **Oceanport Manor**

This property has:

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

Available for immediate occupancy for low income qualified households. You can also join the waiting list

for when future 1, 2, 3-bedroom units become available. **Join the Oceanport Manor Waiting List by submitting an application during this time period: [Monday, April 6, 2026 at 9:00AM EST through Wednesday, May 6, 2026 at 4:00PM EST](#).** *Application links will open during the designated time period. Please apply during that time. If the application link for this property is no longer active during the application window, it means the waiting list has closed.



[Spring Lake - Monmouth County](#)

Welcome to 1123 3rd Avenue Spring Lake, NJ in Monmouth County. This property has **THREE Newly Constructed 2-bedroom apartments** for very-low, low and moderate income qualified households. Applications and instructions on how to apply will be available at the Spring Lake Municipal Building or by emailing pgallagher@cmeusa1.com.

Applications for these affordable housing units will be [accepted until July 7, 2026](#). A random selection ("lottery") will take place after that date (date to be determined). **[Full listings and details:](#)**

ONE - 2 bedroom for very-low income household [HERE](#)

ONE - 2 bedroom for low income qualified household [HERE](#)

ONE - 2 bedroom for moderate income qualified household [HERE](#)

All questions should be directed to

Patricia Gallagher

CME Associates, Property Manager or Realtor

[732-462-7400 \(1030\)](tel:732-462-7400)

pgallagher@cmeusa1.com



[Wall Twp. - Monmouth County](#)

Welcome to **Freedom Village at Wall** in Monmouth County. A total of SIXTY brand new 1 - ,2 - , and 3-bedroom units for ver-low, low & moderate income qualified households. **[Now accepting applications from now until 4/22/26 to be included in a lottery drawing on 4/23/26 at 10am. Apply \[HERE!\]\(#\)](#)**



[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](#)

BRIDGEWATER
COURT



Bridgewater - Somerset County

Welcome to **Bridgewater Court Apartments** in Somerset County. A total of 40 one - , two - , and three bedroom very low, low and moderate income apartments have been set aside for income qualified households.

Now accepting new applications, this is an existing property and all new members will be added to the

current waiting list after the lottery that took place in April of 2025. All applications approved by Piazza will also be reviewed and approved as appropriate by Rehabco, the Administrative Agent for the Township of Bridgewater. Apply [HERE!](#)



Franklin - Somerset County

Welcome to **The Haven at Davidson**, in Franklin Township, Somerset County. A total of 142 one-, 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, May 4th 2026, 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), as well as a state preference. A lottery will take place on or about 15-20 days from the deadline date. This property will be ready for occupancy on or about June of 2026. **Apply [HERE!](#)**



Elizabeth - Union County

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

This property has:

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



Elizabeth - Union County

Welcome to **Waters Edge**,

located in Elizabeth, Union County!

This property has:

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

SOUTH JERSEY COUNTIES

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

The Willows at Pleasantville - Atlantic County

Welcome to **The Willows at Pleasantville**,

located in Atlantic County!

This property has:



2-bedroom, 1 bath units 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!](#)



[Hainesport - Burlington County](#)

Welcome to the **Cornerstone at Hainesport**, located Hainesport, NJ Burlington County!

This property has 1-, 2-,3-bedroom units available for very-low, low & moderate income households.

Apply [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!](#)



[Atco - Camden County](#)

Welcome to **Woodland View**,

located in Atco, NJ, Camden County!

2-bedroom, 1.5 bath units for income qualified households

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](#)



Swedesboro - Gloucester County

Welcome to **The Oaks at Weatherby**,
located in Swedesboro, Gloucester County!
This property has:
1-bedroom, 1 bath / 2-bedroom, 1 bath / 3-bedroom, 1.5
bath units **Apply [HERE](#)**



Lacey - Ocean County

Welcome to **Cornerstone at Lacey II**,
located in Forked River, NJ, Ocean County!
This property has 2- bedroom units available for
moderate income households. **Apply [HERE](#)**



Manahawkin - Ocean County

Welcome to **Cornerstone at Grassy Hollow I & II**,
located in Manahawkin, NJ, Ocean County!
These properties have teh following units available for noted income
restricted households:

- **Grassy Hollow I has 1-, 2- bedroom units available for low & moderate income households. Apply [HERE](#)**
- **Grassy Hollow II has 1- & 3- bedroom units available for very-low & low income households. Apply [HERE](#)**



Manchester - Ocean County

Presidential Gardens, located in Manchester, NJ in
Ocean County will have a total of 104 NEW 1-, 2- and 3-
bedroom, very-low, low, to moderate income apartments
available for qualified households. **Join the Manchester
Rental Waiting list by 4/24/2026 to be included in the
random lottery number drawing to determine priority order. If you do not have an email**

address, call 609-664-2769 ext. 5. 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!](#)**



Toms River - Ocean County

The Willows at Toms River is an affordable family rental community in Toms River, Ocean County, NJ.

The community features a mix of 1, 2 & 3 bedroom layouts with modern appliance packages, full-size washers and dryers in-unit, climate control, large closets, breakfast bars, quartz countertops, tile backsplashes,

and plank wood flooring. The community offers residents a lounge, outdoor seating with a gazebo, off-street parking, on-site management and is pet friendly. ***Note: Affordable housing. Income**

restrictions apply in accordance with Ocean County limits. Ask for details. Apply [HERE!](#)



Toms River - Ocean County

Welcome to **Green Meadows at Pleasant Plains**,

located in Toms River,

Ocean County!

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

***Take control of your spending with
AHA's complementary financial workshops.
Learn how to budget, manage your credit, pay down debt
and most importantly save!***

VIRTUAL
April
WORKSHOPS



BUDGETING IN UNCERTAIN TIMES FINANCIAL WORKSHOPS

VIRTUAL SESSIONS, 4/8 & 4/22

Empower Yourself to Take Control of Your Financial Freedom
with our virtual classes!

PART 1

April 8th 6-7:30

PART 2

April 22nd 6- 7:30

Part 1:
Changing Spending
Habits, Budgeting
and Banking

Part 2:
Managing Credit,
Paying Down Debt
and Saving

Register
Here or
On-line at



 housingall.org/Events



Questions? Contact Us at (973)494-8735

The Affordable Housing Alliance is a 501(c)(3) nonprofit organization

Visit Us:



Register 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!)

[ATLANTIC](#)

[BERGEN](#)

[CAPE MAY](#)

[ESSEX](#)

[GLOUCESTER](#)

[MERCER](#)

[MIDDLESEX](#)

[MONMOUTH](#)

[MORRIS](#)

[OCEAN](#)

[UNION](#)

[SEARCH ANY
COUNTY](#)

Instructions on how to do your own search can be accessed at this [LINK](#)



Newark - Essex County.

55+ Community.

Welcome to **Thomas Street Apartments**, located in the City of Newark, Essex County, New Jersey. This property will feature 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, after which the waiting list may be closed. During the final application phase, applicants who live in Newark will be given a preference for 11 HOME units, as required by the city of Newark. All 11 home units are at 30%. Some or all of the affordable units will be subject to an annual recertification. **This property is now accepting new applications.** Apply [HERE](#)



Hamilton- Mercer County.

Seniors (62+) & People with Disabilities Community

Welcome to **South Village I Apartments!**

This property has:

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

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



Hamilton- Mercer County.

55+ Community

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

This property has:

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

Pets Allowed!

Hopewell- Mercer County.

55+ Community

Welcome to **Birchwood at Hopewell!**

This property has:

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

Pets Allowed!



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!



Trenton - Mercer County.
55+ Community

Welcome to **Independence Gardens!**

This property has:

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



Cranbury- Middlesex County.
55+ Community

Welcome to **Birchwood at Cranbury!**

This property has:

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

Pets Allowed!



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](#)



Millstone - Monmouth County

62+ Community

Welcome to **Allen House I**

This property has:

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

Available for immediate occupancy for very-low to low income qualified households. You can also join the waiting list for when future units become available. **Join the Allen House I Waiting List by submitting an application during this time period: Monday, April 6, 2026 at 9:00AM EST through Wednesday, May 6, 2026 at 4:00PM EST.** *Application links will open during the designated time period. Please apply during that time. If the application link for this property is no longer active during the application window, it means the waiting list has closed.



Millstone - Monmouth County

55+ Community

Welcome to **Allen House II**

This property has:

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

Available for immediate occupancy for low to moderate income qualified households. You can also join the waiting list for when future units become available. **Join the Allen House II Waiting List by submitting an application during this time period: Monday, April 6, 2026 at 9:00AM EST through Wednesday, May 6, 2026 at 4:00PM EST.** *Application links will open during the designated time period. Please apply during that time. If the application link for this property is no longer active during the application window, it means the waiting list has closed.



Neptune - Monmouth County

55+ Community

Welcome to **Carver Inn Apartments**

This property has:

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

For low to moderate income qualified households.

Join the waiting list for when future units become available. **Join the Carver Inn Waiting List by submitting an application during this time period: Monday, April 6, 2026 at 9:00AM EST through Wednesday, May 6, 2026 at 4:00PM EST.** *Application links will open during the designated time period. Please apply during that time. If the application link for this property is no longer active during the application window, it means the waiting list has closed.



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](#)



Tinton Falls - Monmouth County

55+ Community

Welcome to **Meadow Brook Apartments!**

This property has:

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



Parsippany - Troy Hills - Morris County

55+ Community.

Welcome to **Vail Manor** located in Parsippany-Troy Hills Township, Morris County. This is an existing 55 and older community (no one maybe less than 19

years of age) that offers 35 moderate units consisting of one- and two- bedroom apartments. The affordable housing units are subject to New Jersey's affordable housing rent guidelines and prospective tenants must qualify on the basis of gross annual income. Applicants are being processed on a "first come, first served" basis. There will be a preference for applicants that live

and/or work in Housing Region 2 (Essex, Morris, Union, and Warren Counties). Units will be processed for occupancy as apartments become available. **This property is now accepting new applications.** Apply [HERE](#)



Barnegat - Ocean County **55+ Community.**

TWO Brand new 2-bedroom apartments for 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](#)



Barnegat - Ocean County **55+ Community**

Welcome to **Cornerstone at Barnegat!**

This property has:

1-bed/1 bath units for low & moderate income households AND 2-bed/1 bath units for moderate income households [HERE](#)



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](#)



Manchester- Ocean County **55+ Community**

Welcome to **Birchwood at Whiting!**

This property has:

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

Pets Allowed!

Seaside Heights - Ocean County **55+ Community**

Welcome to **Cornerstone at Seaside Heights!**

This property has:



1- & 2- bedroom units [HERE](#)
for low & moderate income households



Stafford - Ocean County **55+ Community**

Welcome to **Cornerstone at Stafford**
located in Manahawkin, NJ, Ocean County!

This property has:

- 1- BR units for low & moderate income households**
- 2- BR units for very-low, low & moderate income households. Apply [HERE](#)**



Toms River - Ocean County **55+ Community**

Welcome to **Cornerstone at Toms River!**

This property has:

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

for low & moderate income households



Branchburg - Somerset County **55+ Community**

Welcome to **Cornerstone at Branchburg I & II**

located in Branchburg, NJ, Somerset County!

These properties have the following units available for
noted income restricted households:

**Branchburg I has 1- & 2- bedroom units available for low & moderate income households.
Apply [HERE](#)**

**Branchburg II has 1-, & 2- bedroom units available for very-low, low, and moderate income
households. Apply [HERE](#)**



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](#)

Instructions on how to do your own search can be accessed at this [LINK](#)



Moorestown - Burlington County

THIRTEEN Brand New 2- & 3- bedroom townhomes will be available at **The Enclave at Moorestown** for very-low, low & moderate income households. **Join the Moorestown**

Owner Waiting list by 4/23/2026 to be included in the random lottery 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. **Listing [HERE](#)**



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!](#)

Sewell - Gloucester County

An ownership opportunity has become available located at **33 Dancy Avenue, Sewell, NJ** in Gloucester County, this 2-bedroom, 1-bath duplex is available to purchase to moderate income



qualified households for **\$252,344.66**. **Interested households must submit a free preliminary application by April 18, 2026 to be included in the lottery randomization that will take place on April 20, 2026 at 1pm.** Preliminary Applications submitted after this date will be added to the applicant pool in the order they are received. Triad Associates has been designated to act as the program Administrative Agent for this Affordable

Housing Program. To submit a preliminary application, and for program guidelines, please visit www.triadhousingprograms.com **Listing [HERE](#)**



Jersey City - Hudson County

307 Bergen Avenue in Jersey City, NJ Hudson County has TWELVE brand new condos for purchase.

(1) 1-bedroom & (9) 2- bedroom

From \$165K-\$233K

Listing [HERE](#)



Pennington - Mercer County

55+ Community

1-bedroom, 1- bath condo available for purchase

located at

112 Woolsey Ct., Pennington, NJ

in Mercer County.

\$165,000

Listings [HERE](#)



Hopewell Twp.- Mercer County

TWO 2-bedroom condos available for purchase

located in Hopewell Twp. in Mercer County.

Listings [HERE](#)

205 Moore Court for \$175,000 (pictured)

205 Dunleigh Court for \$178,400



South Brunswick - Middlesex County

THIRTY Brand New 2- & 3- bedroom townhomes will be available at **Carnegie Crossing** for very-low, low & moderate income households. **Join the South Brunswick**

Owner Waiting list by 4/7/2026 to be included in the

random lottery number drawing to determine priority order. If you do not have an email

address, call 609-664-2769 ext. 5. 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. **Listing [HERE](#)**



[Princeton - Monmouth County](#)

An ownership opportunity has become available Located at **1 Monument Drive - Princeton, NJ** in Mercer County, this 1-bedroom, 1-bath condominium is available to purchase for \$177,235. Owner willing to include furniture with sale. Princeton Home Improvement Loan opportunity up to \$20K. Listing [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!*



[Lacey Twp.- Ocean County](#)

Multiple BRAND NEW 2- & 3- bedroom condos available for purchase at Lacey Pines located in Lacey Twp. in Ocean County. Listings [HERE](#)

Pricing range \$183K to \$224K+

Unit assignment is done at random based on availability and priority order. Square footage of units may slightly differ. Sellers will require \$2,500 deposit upon execution of a full contract of sale.



[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](#)



Paterson- Passaic County

TWO condo ownership opportunities have become available with Habitat for Humanity of Passaic County NJ at 22 Belle Avenue U2 & 85 N 1st Street U2, in Paterson NJ Passaic County. These single family units feature 3 bedrooms, 2 bathrooms. Estimated move-in date Summer 2026. **Applications are now being accepted until 03/02/26 - 04/16/26.** Income restrictions apply. Listing [HERE](#)



Jackson - Ocean County

FORTY Brand New 2- & 3- bedroom condominiums will be available at **Grande Harmony** for low & moderate income households. **Join the Jackson Owner Waiting list by 4/9/2026 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.
Listing [HERE](#)



Carneys Point - Salem County

TWO Ownership opportunities have become available located in Carneys Point, Salem County.
336 Jackson Avenue 3bed/1bath for \$116K+
&
340 Ives Avenue 3bed/1bath for \$155K+
Listings [HERE](#)



Branchburg - Somerset County **55+ Community**

TWENTY-SIX Brand New 2- bedroom condominiums will be available at **Branchburg Villiage** for very-low, low & moderate income households. **Join the Branchburg Owner Waiting list by May 19, 2026 to be included in the random lottery number drawing to determine priority order. If you do not have an email address, call 609-664-2769 ext. 5.** 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. **Listing [HERE](#)**



Branchburg - Somerset County

FORTY Brand New 2- & 3- bedroom condominiums will be available at **Neshanic Towns** for very-low, low & moderate income households. **Join the Branchburg Owner Waiting list by May 19, 2026 to be included in the random lottery**

number drawing to determine priority order. If you do not have an email address, call 609-664-2769 ext. 5. 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. **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
- Are you or someone you know in need of Foreclosure Intervention or Reverse Mortgage Counseling? Click **[HERE](#)** for a full list of AHA's education counseling.

AHA is a HUD-certified Counseling Agency serving Monmouth, Ocean and Mercer counties.

Don't live in those counties? Locate your local HUD Housing Counseling Agency **[HERE](#)**

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](#)

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

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

[Full List of NJ Housing Authorities](#)

[Madison Housing Authority federal assistance RAD Family and RAD Senior waiting lists are open for new applications beginning January 30, 2026.](#)

The wait lists close when 500 applications are received for each bedroom size or on April 15, 2026, whichever comes first. Applications will be randomized and activated on April 27, 2026.

[RAD Family](#)

1-, 2-, and 3-bedroom units at multiple scatter-site locations.

[RAD Senior](#)

Rexford Tucker Apartments, 15 Chateau Thierry Avenue, is an 80-unit elevator building. All household members must be 62 years of age or older to apply.

Units are currently occupied – Wait list will be used to fill vacancies as they arise

Wait list selection is subject to HUD-approved local and regional preferences

Regional Preference: For applicants who live or work in Essex, Morris, Union & Warren County

All are welcome to apply. Applicants are not required to live in Madison, NJ, to apply.

APPLY HERE: <https://www.rosenet.org/1313/For-Applicants>

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



Thank You And See You Next Month!



Join Our Journey to 35!

The Affordable Housing Alliance is celebrating our 35th anniversary and we'd love for you to be a part of it.

Throughout this year, we are working toward a goal of \$35,000 for 35 years of impact.

This supports everything we do:
creating homes, providing services, and helping families thrive.

Whether it's \$35 or another amount meaningful to you, every gift throughout 2026 helps us reach more families and brings us closer to our anniversary goal.

Will you help us reach our goal?

DONATE TODAY!

The Affordable Housing Alliance's mission is to improve the quality of life for all New Jersey residents by developing and preserving affordable housing, offering services to maintain housing affordability, providing housing education, and helping communities meet their legal and moral housing obligations.

The Affordable Housing Alliance is a 501(c)(3) nonprofit organization & NeighborWorks America chartered member. Follow us on our socials and check out our website HousingAll.org



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



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



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

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