

CELEBRATING
35
YEARS

AHA

affordable housing alliance

Hope. Strength. Community.

May 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

No panels on your roof!

Lower your electricity bill with community solar

- ✓ Discounts appear directly on utility bills
- ✓ Renters and homeowners eligible
- ✓ No long-term commitment, and no added cost to you!

AT LEAST 15% DISCOUNT
on solar credits on your utility bill



2 Easy Ways to Enroll
in Just 5 Minutes

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



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

This program is for Renters & Homeowners who pay their own electric bill.

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

[Enroll Here](#)

To Learn More About How You Can Save on Your Electric Bill without Having to Put Solar Panels on Your Roof
Watch this Video:

<https://solarlandscape.com/nj/aha>



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](#)

[SEARCH ANY COUNTY](#)

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

NORTH JERSEY COUNTIES

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



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!](#)

**THE
AVALINO
NORTHVALE**



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!](#)



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!](#)



Oakland - Bergen County

Welcome to **Woodland at the Ridings** in Oakland, Bergen County. A total of FORTY new 1-, 2-, and 3- bedroom very low-, low- and moderate-income apartments are available for qualified households. **Preliminary approved applications received by June 1, 2026 will be included in the random lottery that will be taking place at a date still to be determined.** The dwelling will be marketed to people residing and working in Bergen, Hudson, Passaic and Sussex counties. Apply [HERE!](#)



Saddle Brook - Bergen County

Welcome to **Liv 487**, in Saddle Brook, Bergen County. A two-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, June 1st 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 August of 2026. 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)



Annandale & Whitehouse Station - Hunterdon County

The Willows at Annandale Village & The Willows at Whitehouse Station located in Hunterdon County both have 2-bedroom, 1 bath units

Annandale Apply [HERE!](#)

Whitehouse Station 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

ONE 1- bedroom unit available for moderate income households at **Seacoast Commons in Belmar, NJ**

Applications are being accepted until 5:00pm 5/18/26.

Please contact rehabconj@gmail.com or (732) 477-7750 with any questions. **APPLY [HERE](#)**



Colts Neck - Monmouth County

Welcome to **Livana Colts Neck** in Monmouth County. A total of 72 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, June 5th, 2026, 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). 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 August of 2026. 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- bedroom units available for low 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.



[Rumson - Monmouth County](#)

Welcome to **7-9 Lafayette Street**, located in Rumson, NJ, Monmouth County!

This property has:

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



[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



[Farmingdale - Monmouth County](#)

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

This property has:

2-bedroom, 1 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](#)



[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!](#)**

Lumberton - Burlington County.

Welcome to the **Cornerstone at Lumberton**,
located Burlington County! This property has 1-, 2-,3-bedroom units available for very-low, low & moderate income households.

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!](#)



Morristown - Burlington County

Pearl Apartments, located in Moorestown, NJ, Burlington County has a total of 75 new 1-, 2-, 3-bedroom apartments available for rent to very-low, low and moderate income qualified households. **Interested**

households must submit a free preliminary application by May 17, 2026 to be included in the lottery randomization that will take place on May 18,

2026 at 1pm. Preliminary Applications submitted after this date will be added to the applicant pool in the order they are received. 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!](#)



Glassboro - Gloucester County

Welcome to **Adolescent Housing Life Link Homes**, located in Glassboro, NJ, Gloucester County!

Life Link Homes (LLH) is a permanent supportive housing program that assists homeless youth, especially youth leaving the child welfare system, with life skills and support services. Youth are between the ages of 18-21,

at time, of intake. This property has Studio Units available for qualified individuals. [Apply 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](#)



Jackson - Ocean County

Welcome to **Windsor Crescent**, located in Ocean County!

This property has:

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

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



Lakewood - Ocean County

Welcome to **Chambers Crescent**, located in Ocean County!

This property has:

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

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



Manahawkin - Ocean County

Welcome to **Cornerstone at Grassy Hollow I & II**, located in Manahawkin, NJ, Ocean County!

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

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



[Point Pleasant Borough - Ocean County](#)

Welcome to **604 Ocean Road**, located in Ocean County! This property has a 2- bedroom/3 bath unit available for income qualified households. **Applications need to be in by May 19th.** Apply [HERE](#)



[Toms River - Ocean County](#)

Welcome to **Hopes Crossing**, located in Ocean County!
 This property has:
 2-bedroom, 1 bath units [HERE](#)
 3-bedroom, 1 bath units [HERE](#)



[Toms River - Ocean County](#)

Welcome to **Toms River Crescent**, located in Ocean County!
 This property has:
 2-bedroom, 1 bath units [HERE](#)
 3-bedroom, 2 bath units [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](#)

[Waretown - Ocean County](#)

Welcome to **Cornerstone at Waretown**,



located in Ocean County! This property has 2- bedroom units available for low & moderate income households.

Apply [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!***

***"I have never had info that I could use to help me with my credit
until that workshop."***

- April Workshop Participant

"The savings and budgeting ideas are changing my way of thinking."

- April Workshop Participant

VIRTUAL
May
WORKSHOPS



BUDGETING IN UNCERTAIN TIMES FINANCIAL WORKSHOPS

VIRTUAL SESSIONS, 5/6 & 5/20

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

PART 1

May 6th 6-7:30

PART 2

May 20th 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:
 housingall.org

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:

2-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!



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.



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- bedroom units [HERE](#)

for low 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



Toms River - Ocean County 62+ Community

Welcome to **The Oaks at Toms River!** This property has 1-bed/1 bath units for low income households. If you would like an application mailed to you, email:

THedubger@springpointsl.org or submit a written request, including your name, address and phone number, and mail to: The Oaks at Toms River Attn: Management Office 923 Oak

Avenue Toms River, NJ 08753 If you have a disability and need assistance with the application process, please call 732-244-0991 **Application** [HERE](#)



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- bedroom units available for low & moderate income households. Apply [HERE](#)

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



HomeSharing™

*HomeSharing connects people who have a spare room
with people who need an affordable place to live.*

*Home Providers gain extra income or household help to stay in their homes,
while Home Seekers gain safe, affordable housing in the Central Jersey area.*

If your situation sounds familiar, you don't have to figure it out alone.

Reach out , we're here to help!

(908) 526-4663

Info@homesharing.org

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

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](#)



West Deptford - Gloucester County

ONE 3-bed/2-bath Condo available for purchase at
19 Victorian Way in West Deptford Price: \$180,953.25

Preliminary applications will be accepted until May 24, 2026 to
be included in the lottery randomization which will take place on
May 25, 2026 at 1pm. Apply [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!](#)



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

ONE 2-bedroom Condo 203 Castleton Court for \$155,376

ONE 3-bedroom Condo 206 Landsdown Court for
\$199,769

available for purchase

located in Hopewell Twp. in Mercer County.

Listings [HERE](#)



Colts Neck - Monmouth County

Colts Neck Fair Housing Program
is accepting applications

Apply [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!

Berkeley - Ocean County



Ownership opportunity available at **Autumn Ridge at Manitou Park** located in Berkeley, NJ, Ocean County.

3 bed/ 2 bath for very-low income qualified households \$180,610

Apply [HERE](#)

Affordable Assistance Note: For buyers purchasing a new home in Autumn Ridge at Manitou Park: (1) Berkeley provides up to \$100,000 in down payment assistance for up to FIVE VERY LOW INCOME HOUSEHOLDS. Applicants must LIVE in Berkeley

Township. (Sales prices of very low income homes reflect this assistance. The price of the very low income homes will not be reduced further.) (2) Berkeley provides up to \$10,000 in down payment assistance for low and moderate income households. Both programs require that buyers put a down payment of 5% of their own funds towards the sale price of the home after the subsidy is taken into consideration. 0% interest, \$0 monthly payments, and will not have to be repaid if you own the home for 10+ years.



Barnegat - Ocean County

An ownership opportunity is available in **Barnegat at Stonehill** located in Ocean County.

17 Cherry Street - 3bed/2bath for \$281K+
Listing [HERE](#)

Now Accepting Applications for Lottery.

Email: Patricia Gallagher pgallagher@cmeusa1.com



Lacey Twp. - Ocean County

An ownership opportunity is available in **Preserve at Barnegat Bay** located in Ocean County.

805 Cyprus Court - 2bed/1bath for \$169K+

Listing [HERE](#)

Email: Maureen Fullaway mfullaway@verizon.net



Stafford - Ocean County

55+ Community Manufactured Homes

An ownership opportunity is available 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](#)

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](#)**



Thinking about buying a home? Join AHA for our Virtual Homebuyer Education Class

Saturday, May 30th, 10am- 4pm

Learn the homebuying process from industry professionals

Learn how to overcome challenges facing today's homebuyers

This class satisfies requirements for assistance programs

**Register
Here or
On-line at:**



 **housingall.org/Events**

For more information call (973) 494-8735



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



Buying a home is a highly involved process and The Affordable Housing Alliance has put together a full day workshop that covers it all! Join us as we present this comprehensive program along with area professionals that include a Loan Officer, Realtor, Insurance Agent and more! You will have the opportunity to ask questions and get answers! Participation in this class satisfies education requirements for area closing cost/down payment assistance programs.

Register 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](#)

[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!



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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