

CELEBRATING  
**35**  
YEARS

**AHA**

affordable housing alliance

*Hope. Strength. Community.*

June 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](http://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](https://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)



park avenue

### **East Rutherford - Bergen County**

Welcome to **228 Park Avenue** in East Rutherford, Bergen County. A total of 9 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, July 13th, 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 October 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!](#)



### [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](#)

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!](#)

### [Jersey City - Hudson County](#)



Welcome to **Whitlock Mills**,  
located at 160 Lafayette Street, Jersey City, NJ  
Hudson County!  
This property has units available for income restricted  
households:  
1-bedroom, 1 bath units [HERE](#)  
2-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!](#)  
**Deadline to apply is June 4th, 2026.**



## [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!](#)**

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## **CENTRAL JERSEY COUNTIES**

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

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## [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](#)



### 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](#).



### 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!](#)



### **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 & 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 July 31, 2026, at 11:59 PM. Apply [HERE!](#)**



### **Manalapan - Monmouth County**

Welcome to **The Clover at Canter Square** located in Manalapan, NJ, Monmouth County. A total of 96 NEW one-, two- and three- bedroom affordable housing units available for rent for very low-, low- and

moderate- income income qualified households. Pets are permitted, fees and restrictions apply.

Please submit a preliminary application to join the Manalapan Rental Waiting list by August 3, 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!](#)



### [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](#).



### [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](mailto: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](mailto: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!](#)**



### Fair Hills - Somerset County

Welcome to **Kimbolton** located in Fair Hills, Somerset  
County. A total of 25 NEW one-, two- and three-

bedroom affordable housing units available for rent for very low-, low- and moderate- income  
income qualified households. Pets are permitted, fees and restrictions apply. **Please submit a  
preliminary application to join the Far Hills Rental Waiting list by July 28, 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 prioritized before residents from  
other counties or states. 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](#)

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## SOUTH JERSEY COUNTIES

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

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## 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 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!](#)**



## **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](#)



## **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** 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](#)**



## 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](#)**

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***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  
**June**  
WORKSHOPS



# BUDGETING IN UNCERTAIN TIMES FINANCIAL WORKSHOPS

VIRTUAL SESSIONS, 6/10 & 6/24

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

PART 1

June 10<sup>th</sup> 6-7:30

PART 2

June 24<sup>th</sup> 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](https://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 **Terrell Homes Senior Housing**, located at 91-97 Chapel Street, Newark, NJ, Essex County,. This property will feature a total of 69 NEW one bedroom apartments, to income-qualified households. This is a 55 and older community. Working with The Newark Housing Authority, this is the 1st phase of redevelopment of the Terrell Homes public housing site in order to achieve its vision of creating a neighborhood that is transformative to the residents and supports the on-going revitalization of the City of Newark's Ironbound neighborhood. **This property is now accepting applications.** Apply [HERE](#)



## **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!

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## Hopewell- Mercer County 55+ Community

Welcome to **Birchwood at Hopewell!**  
This property has:  
2-bed/1bath units [HERE](#)  
Pets Allowed!

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## 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!

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## Trenton - Mercer County 55+ Community

Welcome to **Independence Gardens!**  
This property has:  
1-bed/1bath units [HERE](#)

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## Cranbury- Middlesex County 55+ Community

Welcome to **Birchwood at Cranbury!**  
This property has:  
2-bed/1bath units [HERE](#)  
Pets Allowed!

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## Colonia - Middlesex County

### 62+ Community

Welcome to **Reinhard Manor!**

This property has:

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

Pets Allowed!



## Old Bridge - Middlesex County

### 62+ Community

Welcome to **Old Bridge Rotary Senior Citizens!**

This property has:

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



## Aberdeen - Monmouth County

### 55+ Community

Welcome to **Aberdeen Senior Housing!**

This property has:

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

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](#)



## Millstone - Monmouth County

### 62+ Community

Welcome to **Allen House II**

This property has:

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

Available for immediate occupancy for very low, low and moderate income qualified households. Applicants must be 62 years of age or older. **Join the Allen House II Waiting List by submitting an application by June 16, 2026 at 4:00PM EST.** Rental rates are based on income and fall within

very low, low, and moderate-income categories, with rent typically targeted at 30–40% of total monthly income. For questions or assistance, please contact the property management team at 732-542-1482 or email [propertymanagementgroup@housingall.org](mailto:propertymanagementgroup@housingall.org).

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## Neptune - Monmouth County Seniors & People with Disabilities Community

Welcome to **West Lake Senior Apartments!**

This property has:  
1-bed/1bath units [HERE](#)

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## 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](#)

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## Tinton Falls - Monmouth County 55+ Community

Welcome to **Meadow Brook Apartments!**

This property has:  
1-bed/1bath units [HERE](#)

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## 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](#)

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## **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](#)

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## **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](#)

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## **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](#)

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## **Manchester- Ocean County** **55+ Community**

Welcome to **Birchwood at Whiting!**

This property has:

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

**Pets Allowed!**

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

Welcome to **Cornerstone at Seaside Heights!**

This property has:

1- bedroom units [HERE](#)



## 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](mailto: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](#)**



## Fair Hills - Somerset County

### 55+ Community.

Welcome to **Kimbolton** located in Fair Hills, Somerset County. This property will feature a total of FOUR NEW

one bedroom apartments, to income-qualified households. This is a 55 and older community. Pets are permitted, fees and restrictions apply. **Please submit a preliminary application to join the Far Hills Rental Waiting list by July 28, 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 prioritized before residents from other counties or states. Apply [HERE](#)

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## **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](#)

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*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)*

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## **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](#)

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## West Cape May- Cape May County County

Located in Cape May County, Habitat for Humanity is accepting applications to purchase one of two 3-bedroom single family homes for low to moderate income households. **Apply by June 8th to be included in the next lottery.** Apply [HERE!](#)

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## 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!](#)

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## 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](#)

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## 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](#)

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## Hopewell Twp.- Mercer County

**ONE 2-bedroom Condo 203 Castleton Court for \$155,376**  
available for purchase  
located in Hopewell Twp. in Mercer County.

Listings [HERE](#)

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## Princeton - Mercer County



SIX Brand New 1-, 2-, & 3-bedroom condominiums will be available at **Magnolia Square** for very-low, low & moderate income households. **Join the Princeton Owner Waiting list by August 5, 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. Listing [HERE](#)



### **Old Bridge - Middlesex County**

Greater Middlesex & Morris Habitat for Humanity are building **12 homes across 6 duplexes.**

The breakdown is as follows:

- 2 one-bedroom homes
- 4 two-bedroom homes
- 4 three-bedroom homes
- 2 four-bedroom homes.

**HOME SALE PRICE RANGES \$151,859- \$339,846**

Listings [HERE](#)

(1 bedroom home pictured)

**Applications accepted on a rolling basis and no later than August 31, 2026**  
**A random Selection Drawing will be held on September 24, 2026**



### **South Brunswick - Middlesex County**

TWENTY-SEVEN Brand New 1-, 2-, & 3-bedroom condominiums will be available at **Oakwood Park** for very-low, low & moderate income households. **Join the South**

**Brunswick Owner Waiting list by July 21, 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 Hunterdon, Middlesex, and Somerset counties will be selected before residents of other counties or states. Listing [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](mailto: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](mailto: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](#)

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### 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](#)

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### 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](#)

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

Saturday, June 27, 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](https://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](#)

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## 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](mailto:mherring@habitatmonmouth.org) | 732-728-0441 ext. 311

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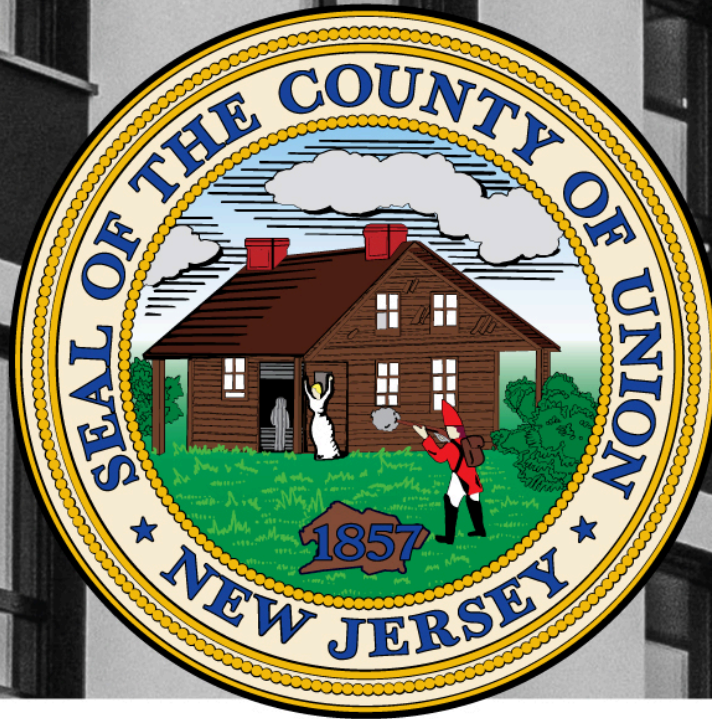
# Open Section 8, Public Housing, and Project-Based Voucher Waiting Lists

[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.](#)



**UNION COUNTY HOUSING CHOICE VOUCHER PROGRAM (SECTION 8)**  
**APPLICATION OPENING DATE HAS CHANGED**  
**NEW DATE: JUNE 1, 2026**

Union County's Housing Choice Voucher Program waiting list application period has been rescheduled and will now open on Monday, June 1, 2026 at 9:00 a.m. through the Union County Section 8 website. The program will continue accepting 500 applications. Applications must be submitted online only. Residents are encouraged to review eligibility requirements and application details in advance.

The change in date was made to help ensure the application process is as accessible as possible for all individuals interested in applying.

Only one application per household will be accepted and duplicate applications may result in disqualification. Applications cannot be submitted prior to Monday, June 1, 2026 at 9:00 a.m., and accessing the website before that time will not allow applicants to apply. Applications must be submitted online only.

Please do not contact Development Directions LLC to request a paper application, as paper applications will not be available or accepted.

For full information and to apply beginning Monday, June 1, visit: <https://ucnj.org/housing-choice-voucher/>.

# NOW OPEN

**Long Branch Housing Authority  
Senior Housing 62+  
WAITING LIST  
is NOW OPEN for Applications**

**TO APPLY GO TO:  
<https://lbhousing.org/>**

**For questions contact the LBHA**

**(732) 222-3747**



This is to inform you that Long Branch Housing Authority's Senior Housing 62+ Waiting List is NOW OPEN for Hobart Manor, Kennedy Tower, and Chester Arthur Apartments.

All questions about application assistance should be directed to Long Branch Housing Authority

Phone: (732) 222-3747

Website: <https://lbhousing.org/>

Direct Application link: <https://www.pha-web.com/portals/onlineApplication/1187>

# NOW OPEN

**Brick Housing Authority**  
**RAD PBV 2026 Project Based**  
**Housing Voucher WAITING LIST**  
**is NOW OPEN for Applications**

**TO APPLY GO TO:**  
**brickha.org**

**For questions contact the BHA**

**Phone: (732) 920-9400 ext. 114**

**Email: [hcwiklinski@brickha.org](mailto:hcwiklinski@brickha.org)**



This is to inform you that the RAD PBV 2026 Project Based Housing Voucher Waiting List is NOW OPEN with Brick Housing Authority.

To qualify for this waiting list, at least one household member must be age 62 or older OR meet HUD's definition of a person with a disability.

All questions about application assistance should be directed to Brick Housing Authority

Phone: (732) 920-9400 ext. 114

Email: [hcwiklinski@brickha.org](mailto:hcwiklinski@brickha.org)

Website: <https://www.brickha.org/>

Direct Application link: <https://www.pha-web.com/portals/onlineApplication/1554>

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## **Additional Resources**

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**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](https://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](http://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](mailto:info@housingall.org)



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

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