CELEBRATING 35 YEARS AHA affordable housing alliance

Hope. Strength. Community.

August 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.

NJ HOUSING RESOURCE CENTER
NJHRC.GOV

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 for assistance with housing searches.**
- **The call center is avaiable Monday-Friday, 9 a.m. to 8 p.m. Eastern Time.**
- **Listing information can be provided by phone, email, mail, and fax.**

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	CAMDEM
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)

Lyndhurst- Bergen County

Welcome to **The Valley Brook** in Lyndhurst. Located in Bergen County, a total of 4 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 1:00pm, September 11th, 2026, after which the waiting list may be closed. There will be a preference for applicants who live and/or work in Bergen, Hudson, Passaic, or 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 March of 2027. Apply HERE!**

Midland Park - Bergen County

Welcome to **72 Lake Avenue** in Midland Park, Bergen County. A three-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, August 31st, 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 November of 2026.
Apply HERE!

Washington - Bergen County

Welcome to **The Overlook at Van Emburgh** in Washington Township, Bergen County. 7 rental apartments will be available: 1-bedrooms for low-income households, 2-bedrooms for very low-, low-, and moderate-income households, and 3-bedrooms for low- and moderate-income households. **Join the rental waiting list by 9/28/2026 to be included in the first random drawing**. **Apply HERE!**

Newark - Essex County

Located at **605-607 Broad Street**, this property has studio and 1-bedroom units available for income qualified households. For help accessing the application, call (973) 771-5170 or email leasing@mig.properties. **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!**

Orange - Essex County

Welcome to **The Berkeley Apartments**, located at 268 S. Center St., Orange, NJ Essex County!
This property has units available for income restricted households:
1-bedroom, 1 bath units **HERE**!
3-bedroom, 1 bath units **HERE**!

Roseland - Essex County

Welcome to **Avalon at Becker Farm** located in Roseland, Essex County. A total of 26 Studio, 2-, & 3-bedroom apartments are available for qualified very-low, low, and moderate income households. **Join the Roseland rental waiting list by 8/14/2026 to be included in the first random drawing.**

Although any income eligible households may apply, residents and workers of Essex, Morris, Union and Warren counties will be selected before residents of other counties or states. **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 Hosing Postings, Affordable Housing Lottery Calendar, and more.

Chatham - Morris County

Cornerstone at Chatham
is leasing 2 and 3 bedroom units for qualified very low, low, and moderate income households.
Apply HERE!

Denville - Morris County

Welcome to the **Estling Village,**
located in Denville, NJ in Morris County!
This property has units available for income qualified households:
1-bedroom, 1 bath units **HERE**!

Morristown - Morris County

Welcome to **Cannon House Apartments,**
located in Morristown, NJ in Morris County!
Four rental apartments will be available, including a 1-bedroom unit for very-low income households, 2-bedroom units for low- and moderate-income households, and a 3-bedroom unit for low-income households. **Join the waiting list by 9/9/2026 to be included in the random selection HERE!**

Paterson - Passaic County

Welcome to **Mill Street Apartments,**
located in Paterson, Passaic County, NJ!
This property has 2-bedroom units available for moderate-income households.
Apply HERE!

Sparta - Sussex County

Welcome to **1 Prosper Place Residences at North Village,** located in Sparta, Sussex County, NJ!
This property has units available for income qualified households. Preference given to applicants who live/work in Bergen, Hudson, Passaic, or Sussex Counties. Pets accepted with restrictions. 1-bed, 2-bed, 3-bed 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!

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

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**!

Lawrence - Mercer County

Welcome to **Oasis at Princeton,**
located in Mercer County!
This property has:
2-bedroom, 1 bath units **HERE**!

Plainsboro - Middlesex County

NOW LEASING! The Place at Plainsboro located in Plaisnboro, Middlesex County is an income-restricted community offering brand-new, 1-, 2- and 3-bedroom Apply **HERE**!

Sayreville - Middlesex County

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

Woodbridge - Middlesex County

THREE studio, 2-, and 3- bedroom units are available for qualified households with moderate income at **The Park at Fords Corner. Join the waiting list by 8/20/2026 to be included in the random selection.** Preference given to applicants who live/work in Hunterdon, Middlesex, or Somerset counties. **Apply HERE**!

Aberdeen - Monmouth County

Aberdeen Family Housing is accepting applications to join the the waitlist for 2-bedroom income-restricted units.

Apply HERE!

Asbury Park - Monmouth County

Luther Haven in Asbury Park is offering an income-based space in a shared housing community with 1 bedroom and 1 bath for a very low-income individual with mental health needs.

Apply **HERE**!

Fair Haven - Monmouth County

1, 2, and 3 bedroom very low, low, and moderate income units available in the **Borough of Fair Haven**, Monmouth County.

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. Apply **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. and 3-bedroom units available for moderate income households.
Apply HERE!

Howell - Monmouth County

Welcome to **the Cornerstone at Howell,**
located in Howell, NJ, Monmouth County!
This property has:
2 bedroom units available for qualified low and moderate income households.
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**!

Marlboro - Monmouth County

Marlboro Green located in Marlboro, Monmouth County will offer 20 1-, 2-, and 3-bedroom apartments for very low-, low-, and moderate-income families. Join the rental waiting list by 9/3/26 to be included in the random selection. **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**!

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**!

Millstone - Monmouth County

Millstone Commons, located in Millstone, Monmouth County is an income-restricted community offering brand-new, 1-, 2- and 3-bedroom units for very low-, low-, and moderate-income families. **Please submit a preliminary application to join the Millstone Commons Waiting list by September 28, 2026 to be included in the housing lottery. Apply HERE**!

Rumson - Monmouth County

7-9 Lafayette Street, located in Rumson, Monmouth County, is an income-restricted community offering 2- bedroom, 1 bath units. **Apply HERE**!

Wall Twp. - Monmouth County

Welcome to **Traditions at Wall,**
located in Monmouth County!
This property has:
2-bedroom, 2 bath units **HERE**!
3-bedroom, 2 bath units **HERE**!

Bridgewater - 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 Township - Somerset County

Summerfields 360 is a new rental community in Franklin Township that has set aside a total of 100 one, two and three- bedroom apartments for very low-, low- and moderate- income-qualified households. Applicants will be processed on a "first-come, first served" basis. **Apply HERE!**

Hillsborough - Somerset County

6 rental apartments will be available at **The Hillmont: Phase II** in Somerset County, including 1-, 2-, 3- bedroom units for qualified very-low, low, and moderate income households. **Join the Hillsborough rental waiting list at by 8/28/2026 to be included in the first random drawing.** Preference given to applicants who live/work in Hunterdon, Middlesex, or Somerset counties. **Apply HERE!**

Berkeley Heights - Union County

Welcome to **Rt 500 Residences, The Park** located in Berkeley Heights, Union County. A total of FORTY-FIVE Studio,1-, 2- and 3-bedroom apartments will be available for qualified very-low, low, and moderate income households. **Join the Berkeley Heights rental waiting list by 8/27/2026 to be included in the first random drawing.** Although any income eligible households may apply, residents and workers of

Essex, Morris, Union, and Warren counties will be selected before residents of 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 Crescent,**
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)

Pleasantville - Atlantic County

Welcome to **The Willows at Pleasantville,**
located in Atlantic County!
This property has:
2-bedroom, 1 bath units **Apply HERE**!

Bordentown- Burlington County

Welcome to **Rising Sun Meadows** in Bordentown! This property will feature thirty six 1-, 2-, and 3-bedroom, very low, low, and moderate income apartments to income-qualified households. **A random selection will be held for all preliminary applications received on or before 1:00pm, September 8, 20206, after which the waiting list may be closed. A lottery will take place 15-20 days after deadline. ATTENTION: this is an existing property and applicants currently on the waiting list will maintain their priority.** During the final application phase, applicants who live or work in Burlington, Camden, and Gloucester counties will be given a preference. **Apply HERE**!

Delanco- Burlington County

Cornerstone at Delanco
has 2 and 3 bedroom units available for qualified low and moderate income households.
Apply HERE!

Delran - Burlington County

Alina Apartments in Delran offers rental units including studio, 1-, 2-, and 3-bedroom units which will be available to qualified very low, low, and moderate income households. **Join the waiting list by 8/13/2026 to be included in the random selection.** Preference will be given to applicants who live/work in Burlington, Camden, or Gloucester counties. **Apply HERE!**

Edgewater Park Twp - Burlington County

130 South Apartments, located in Edgewater Park Twp., Burlington County has a total of 24 new 1-, 2-, 3-bedroom apartments available for rent to very-low, low and moderate income qualified households. Although any income eligible households may apply, residents and workers of Burlington, Camden, and Gloucester counties will be selected before residents of other counties or states. **This property is now accepting new applications. Apply HERE!**

Hainesport - Burlington County

Welcome to the **Cornerstone at Hainesport,**
located Hainesport, NJ Burlington County!
This property has 1-bedroom units available for low & moderate households, and 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!

Cherry Hill - Camden County

Hampton Square in Cherry Hill is offering 45 apartments including studio, 2- and 3-bedroom units that are available for qualified households at very low, low, and moderate income levels. Preference

given to applicants who live/work in Burlington, Camden, or Gloucester counties. **Join the rental waiting list by 8/7/2026 to be included in the random selection.**
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!**

Swedesboro - Gloucester County

Welcome to **The Oaks at Weatherby,**
located in Swedsboro, 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**!

Jackson - Ocean County

Welcome to **The Ponds at Jackson Twenty-One,** offering comfortable, maintenance-free living for families seeking a peaceful, family-friendly lifestyle in Ocean County! This property has 2-bedroom units available for low-and moderate-income families. **Apply 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 teh 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. **Apply 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 ***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 moderate income households.
Apply HERE!

Pilesgrove - Salem County

Now Leasing! Welcome to **The Willows at Bailey Corner,**
located in Salem County! This income restricted property has 2- bedroom townhouse units available

.

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

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

Ramsey - Bergen County
Seniors & People with Disabilities Community

Welcome to **The Woodlands at Ramsey**, 99 studio and one-bedroom apartments for income-qualified seniors age 62 and older, with rent set at approximately 30% of adjusted gross annual income through the HUD Section 202/8 program. To support a diverse range of residents, the community also includes 10 barrier-free apartments for income-qualified individuals age 18 or older who are mobility-impaired. **Apply HERE**!

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

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!

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**!

Freehold - Monmouth County

55+ Community

Welcome to **HERITAGE VILLAGE at ELTON CORNER**

This property has:

1-bedroom and 2-bedroom units **HERE**!

Middletown- Monmouth County

62+ Community

Welcome to **Bayshore Village!**

This property has:

1-bed/1bath units **HERE**!

2-bed/1bath units **HERE**!

Neptune - Monmouth County

Seniors & People with Disabilities Community

Welcome to **West Lake Senior Apartments!**

This property has:

1-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**!

Butler - Morris County

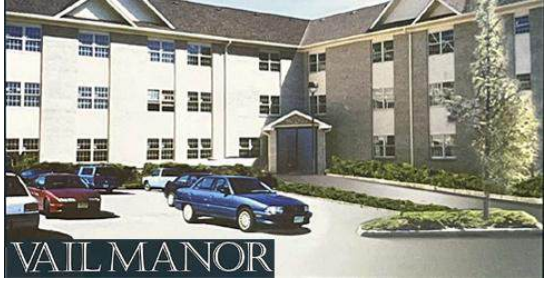
Seniors & People with Disabilities Community

The Butler Senior Community features comfortable, one-bedroom apartments designed for income-qualified seniors age 62 and older under the HUD Section 202/8 program. Rent is approximately 30% of adjusted gross annual income. The community also features nine barrier-free apartments available to income-qualified individuals age 18 or older who are mobility impaired. **Apply 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!

Millstone- Ocean County

55+ Community

Welcome to **Allen House Senior Apartments!**
This property has:
1-bed/1bath units Apply **HERE**!
Pets Allowed (subject to size and breed requirements!)

Seaside Heights - Ocean County

55+ Community

Welcome to **Cornerstone at Seaside Heights!**
This property has:
1- bedroom units for very low, low, and moderate income households
2- bedroom units for low and moderate income households.
Apply 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 for low & moderate income households and 2-bed units for moderate income households. Apply **HERE**!

Toms River - Ocean County

62+ Community

Welcome to **The Oaks at Toms River!** This property has 1-bed/1 bath units for low and moderate income households, and 2-bedroom units for moderate 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 **Apply 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 **HERE**!
Branchburg II has 1- bedroom units available for low & moderate income households **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

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

Somers Point - Atlantic County

9 For-Sale Units are available for preliminary application at **Salt Creek** in Somers Point New Jersey! Available are a 1-bedroom unit for a very low-income household, 2-bedroom units for low- and moderate-income households, and 3-bedroom units for very low- and moderate-income households. **Interested households must submit a free preliminary application by September 8, 2026 to be included in the lottery randomization that will take place on September 9, 2026 at 1pm. Applications submitted after this date will be added to the applicant pool in the order that they are received. 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.
2- bedrooms
From $210K - $225K
Listing HERE!

Hopewell - Mercer County

Hopewell Affordable Sales
is accepting applications

Apply HERE!

Princeton - Mercer County

SIX Brand New -, 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!

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

Sayerville - Middlesex County

7 condos are available at **2 Coddington Oval in Sayerville, NJ** for October 2026 occupancy including 1-bedroom and 2-bedroom units for Low-income and Moderate-Income households.

Applications may be submitted until September 21, 2026. Preference will be given to applicants who live or work in Hunterdon, Somerset, and Middlesex Counties. Applications will be selected via random lottery.
APPLY HERE!

Colts Neck - Monmouth County

Colts Neck Fair Housing Program
is accepting applications

Apply HERE!

Wall - Monmouth County

27 condominium units will be available at **Horizons at Wall**, a new community of townhomes with 2-bed and 3-bed units for very low-, low-, and moderate-income families.

Join the Wall ownership waiting list by 9/21/26 to be included in the first random drawing.
Apply HERE!

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

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!

Wayne Villas, Passaic County

Welcome to **Wayne Villas located in Passaic County.** A total of 90 condominium 2- & 3-bedroom units will be available for purchase for qualified very-low, low, moderate income households. **Join the Wayne ownership waiting list at by 8/18/2026 to be included in the first random drawing. Apply HERE**!

Carneys Point - Salem County

An ownership opportunity has become available located in Carneys Point, Salem County.
336 Jackson Avenue 3bed/1bath for $116K+
Listing HERE!

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.

Full List of NJ Housing Authorities

NEW!!! NJ Housing Authority OPEN WAITLISTS (as of June 2026)

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**

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
Website: **https://www.brickha.org/**

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

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

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affordable housing alliance
Hope. Strength. Community.

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!

CELEBRATING 35 YEARS
affordable housing alliance
Hope. Strength. Community.

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

housingall.org

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

EQUAL HOUSING OPPORTUNITY

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

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